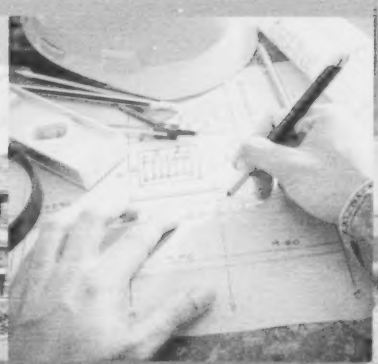
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Vancouver and Abbotsford CMAs

Date Released: August 2017



Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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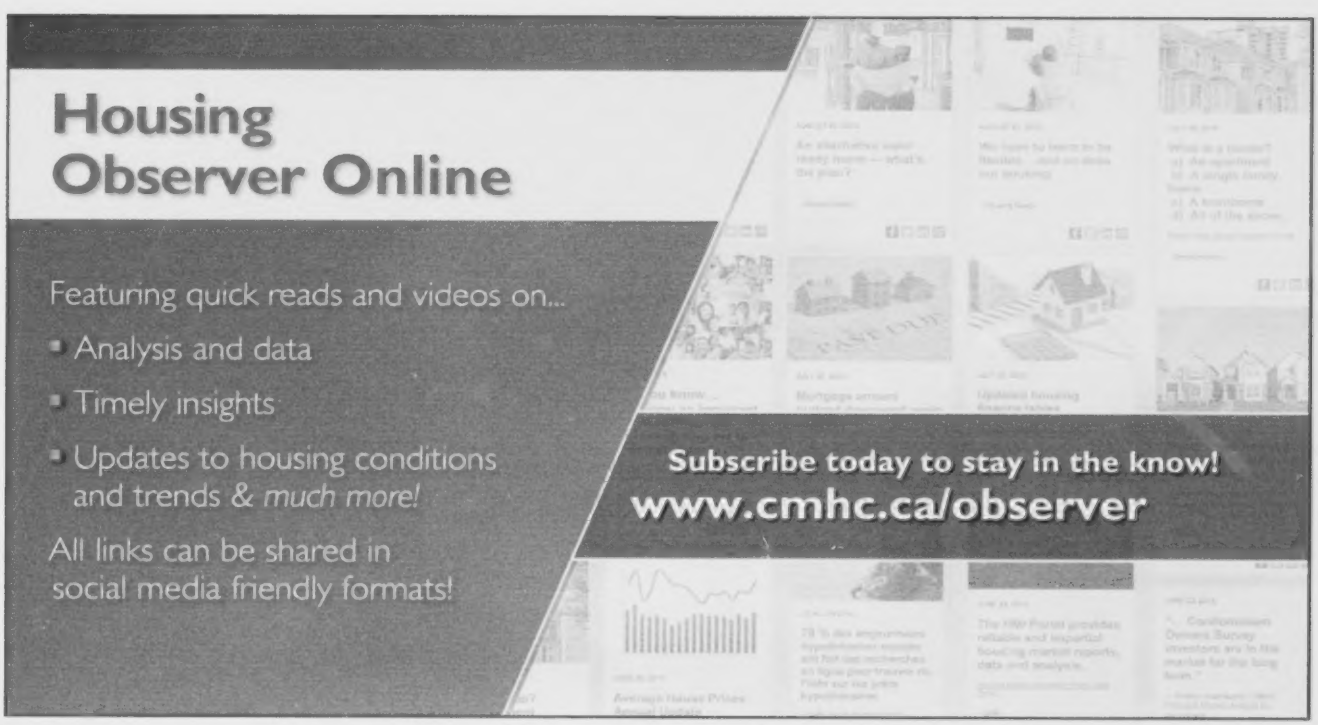
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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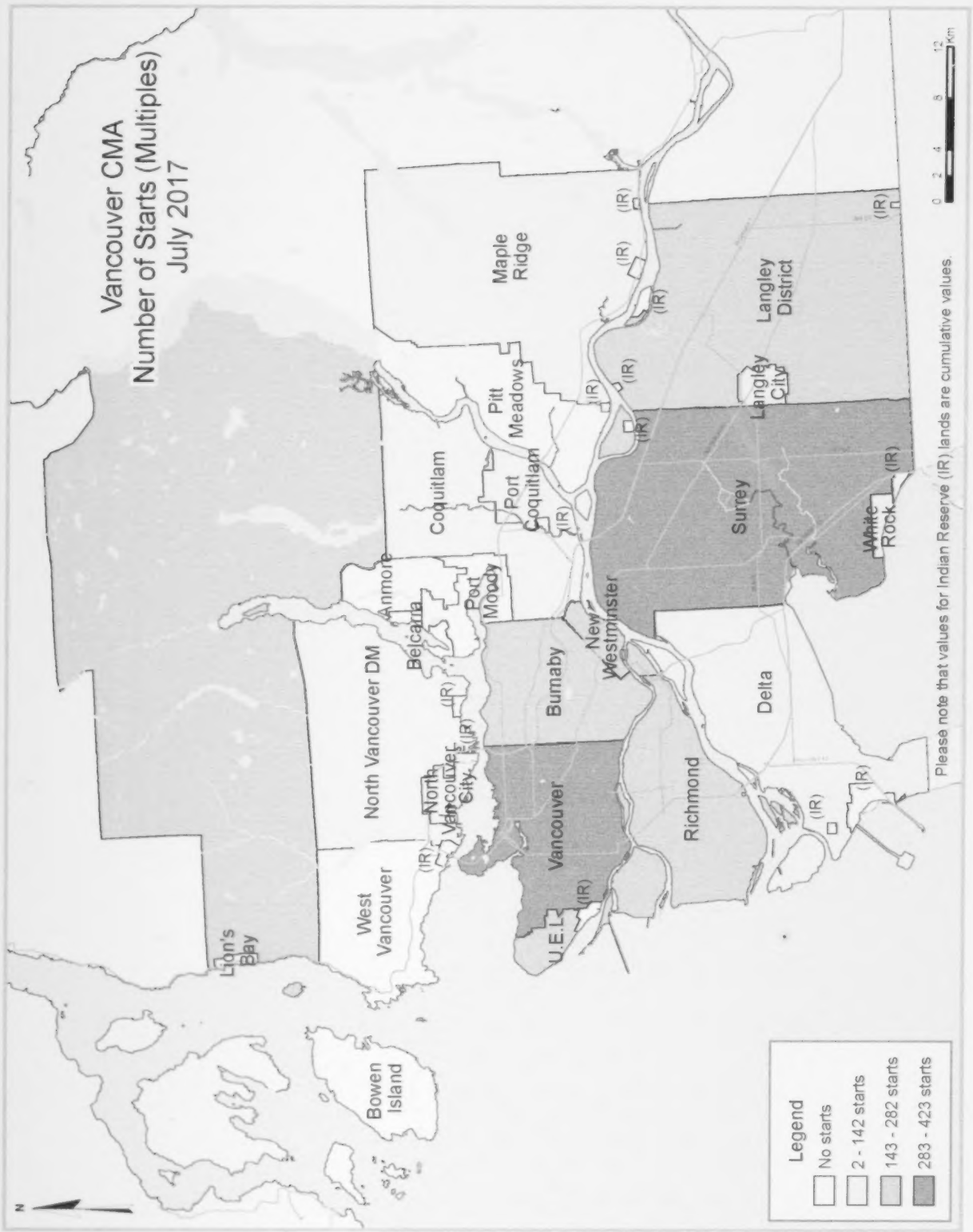
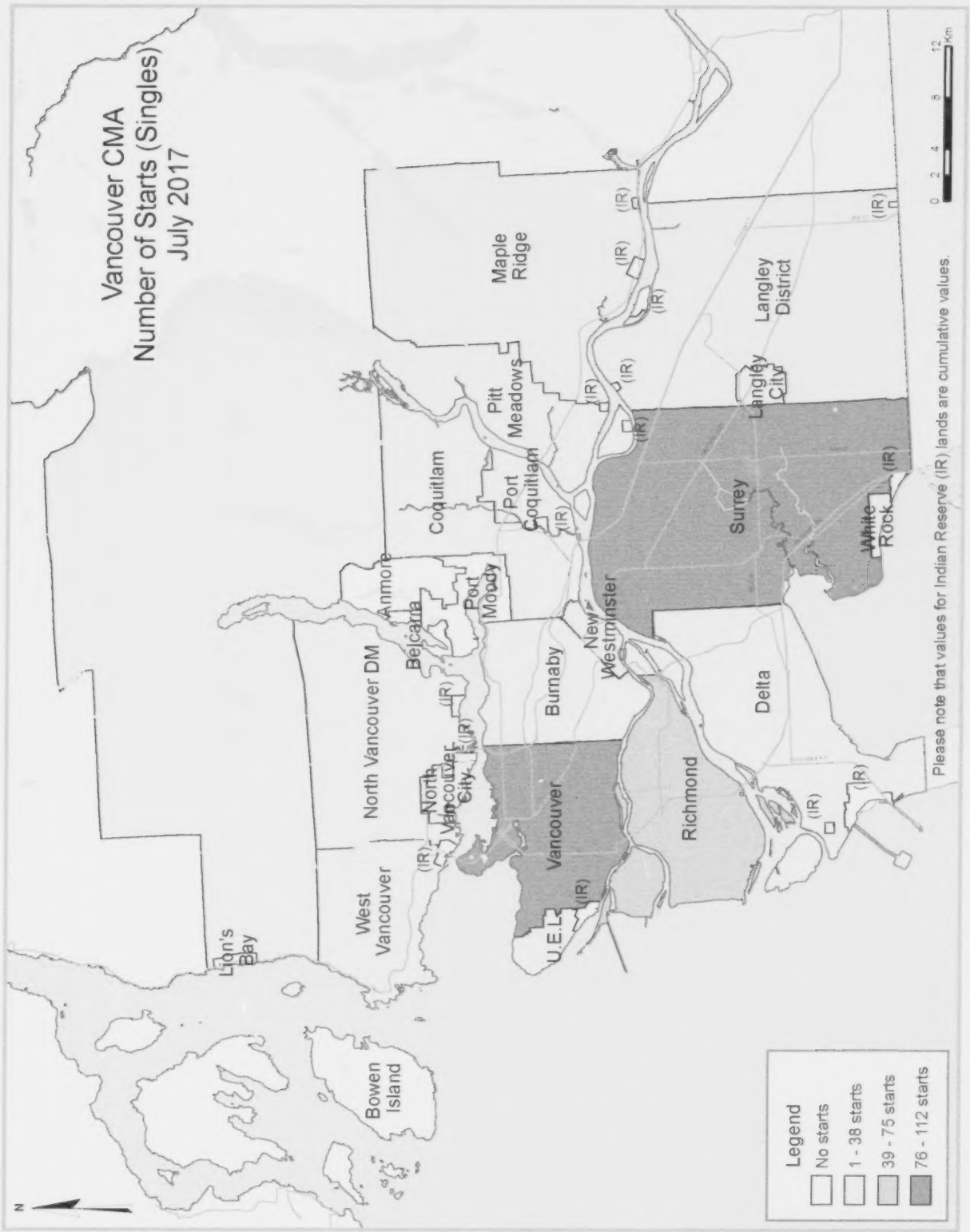
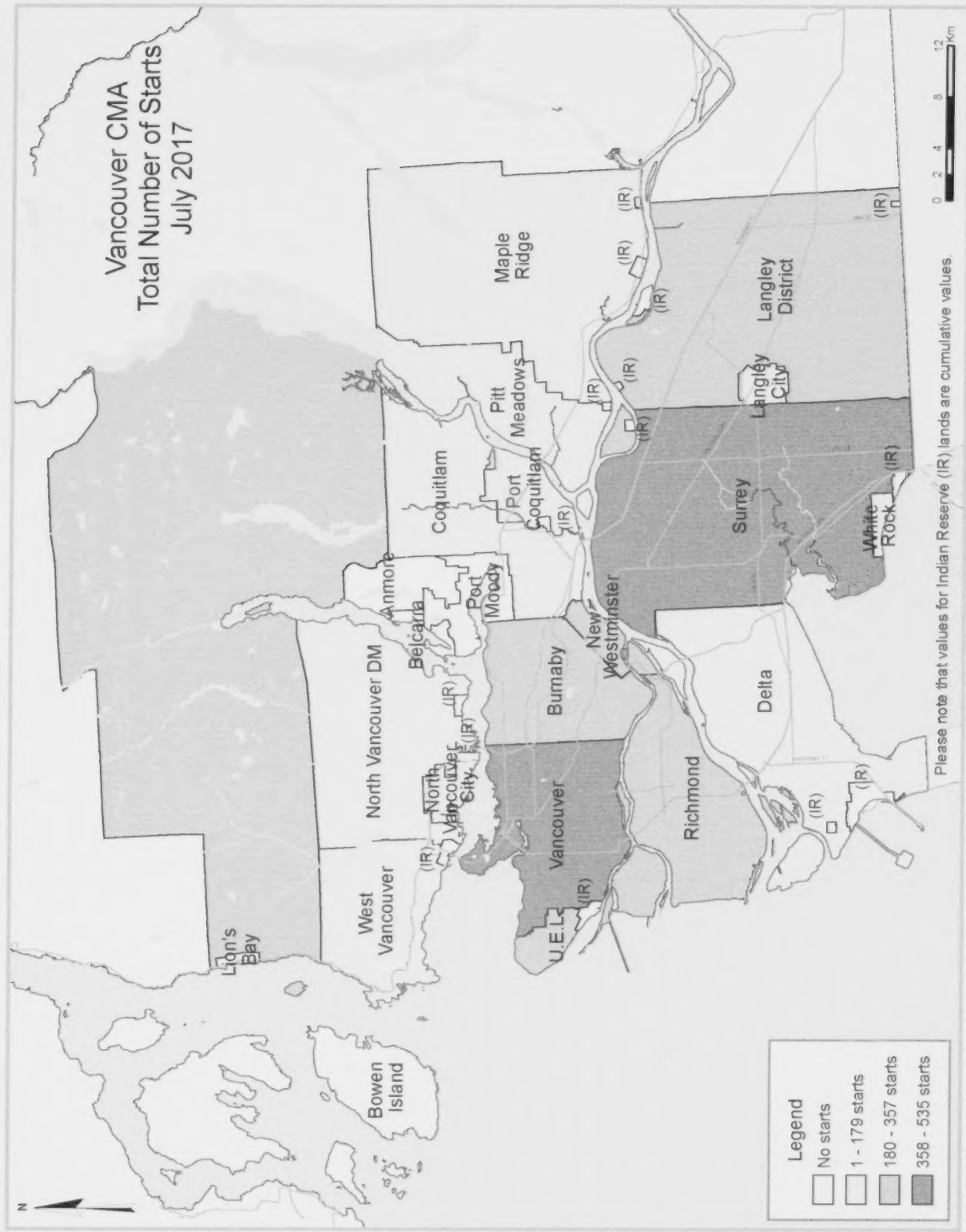
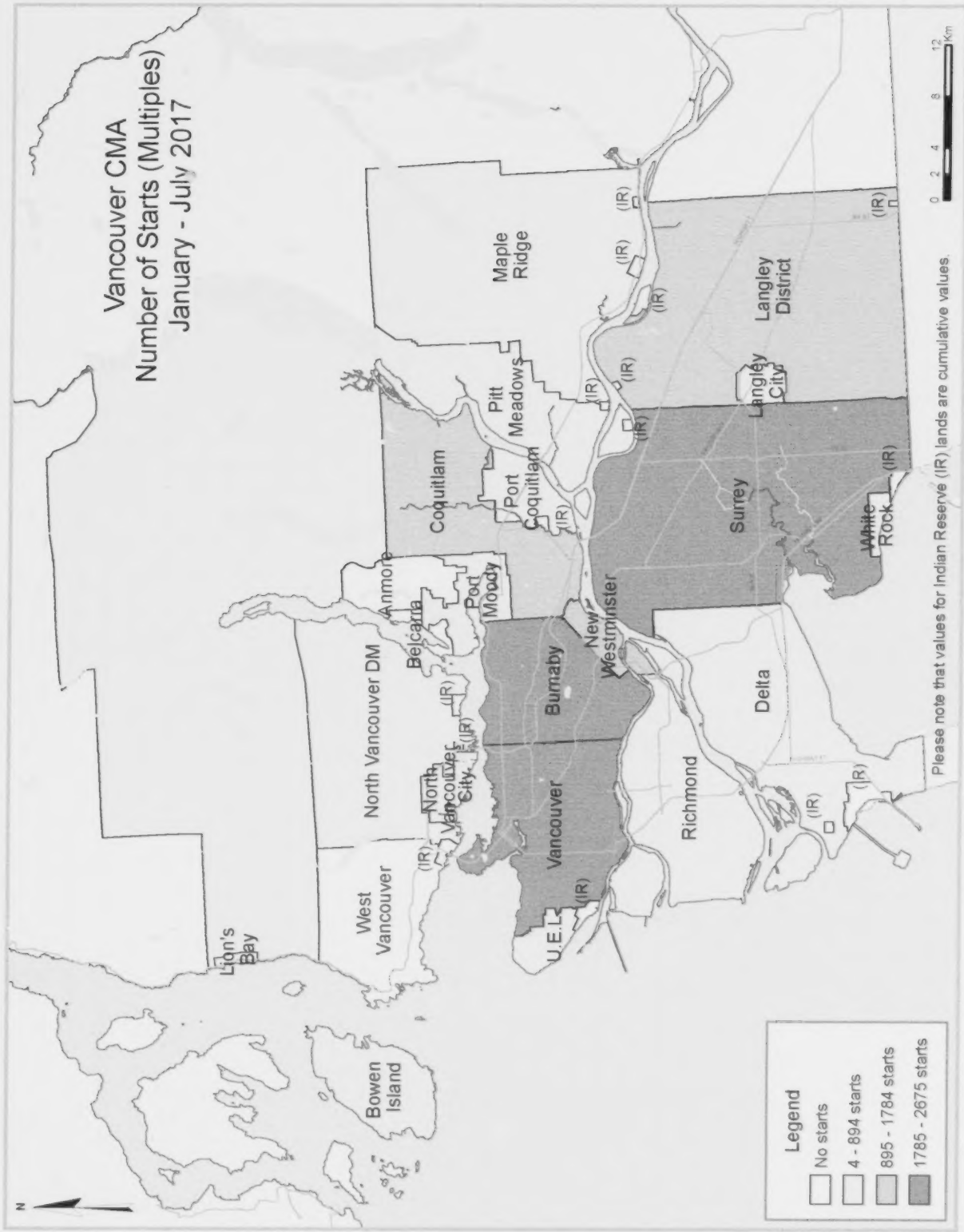
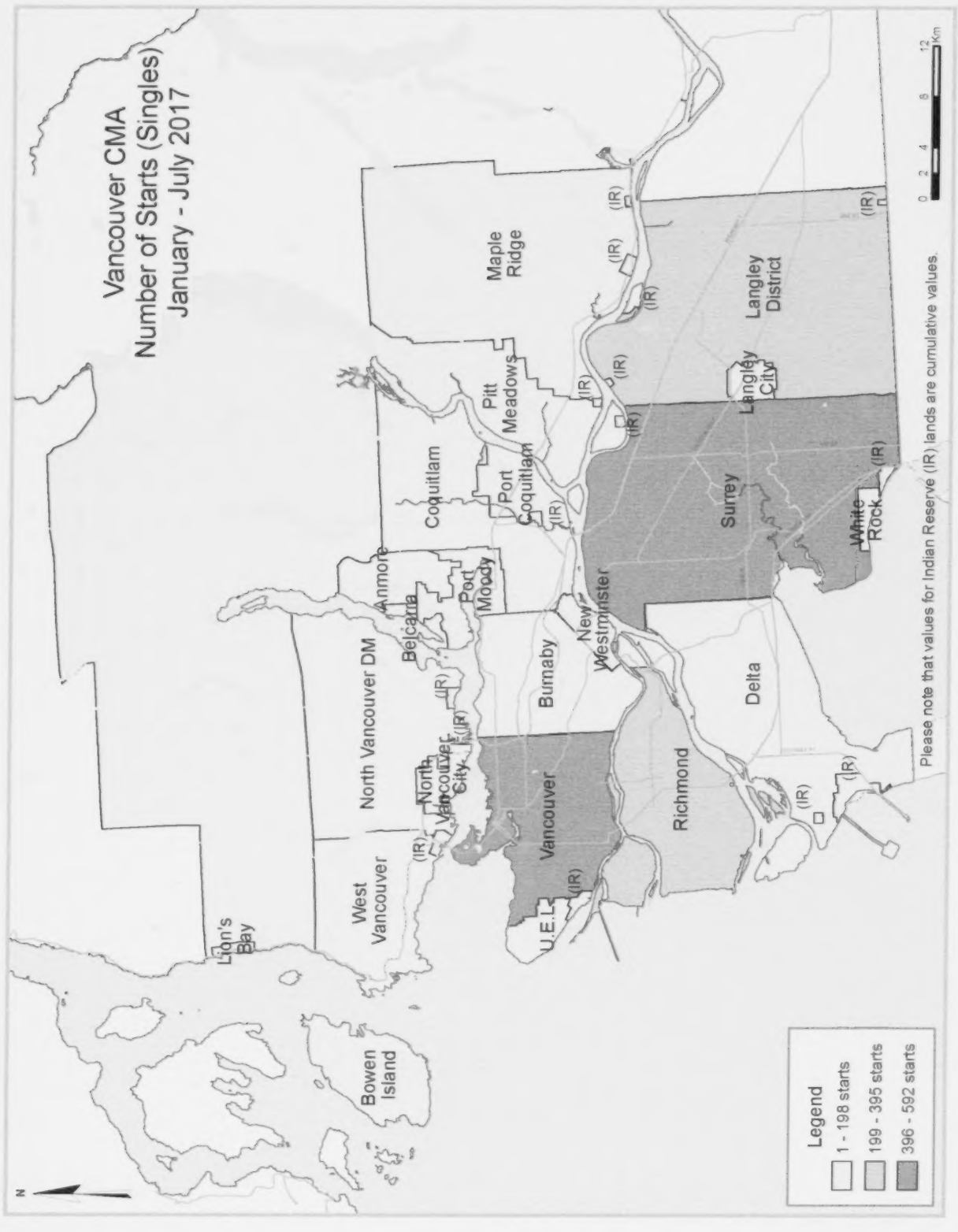

Vancouver CMA
Number of Starts (Multiples)
July 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 142 starts
143 - 282 starts
283 - 423 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
July 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
West Vancouver
Lion's Bay
Bowen Island
North Vancouver City
Vancouver
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 38 starts
39 - 75 starts
76 - 112 starts


Vancouver CMA
Total Number of Starts
July 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values
Legend
No starts
1 - 179 starts
180 - 357 starts
358 - 535 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Multiples)
January - July 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
4 - 894 starts
895 - 1784 starts
1785 - 2675 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N


Vancouver CMA
Number of Starts (Singles)
January - July 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
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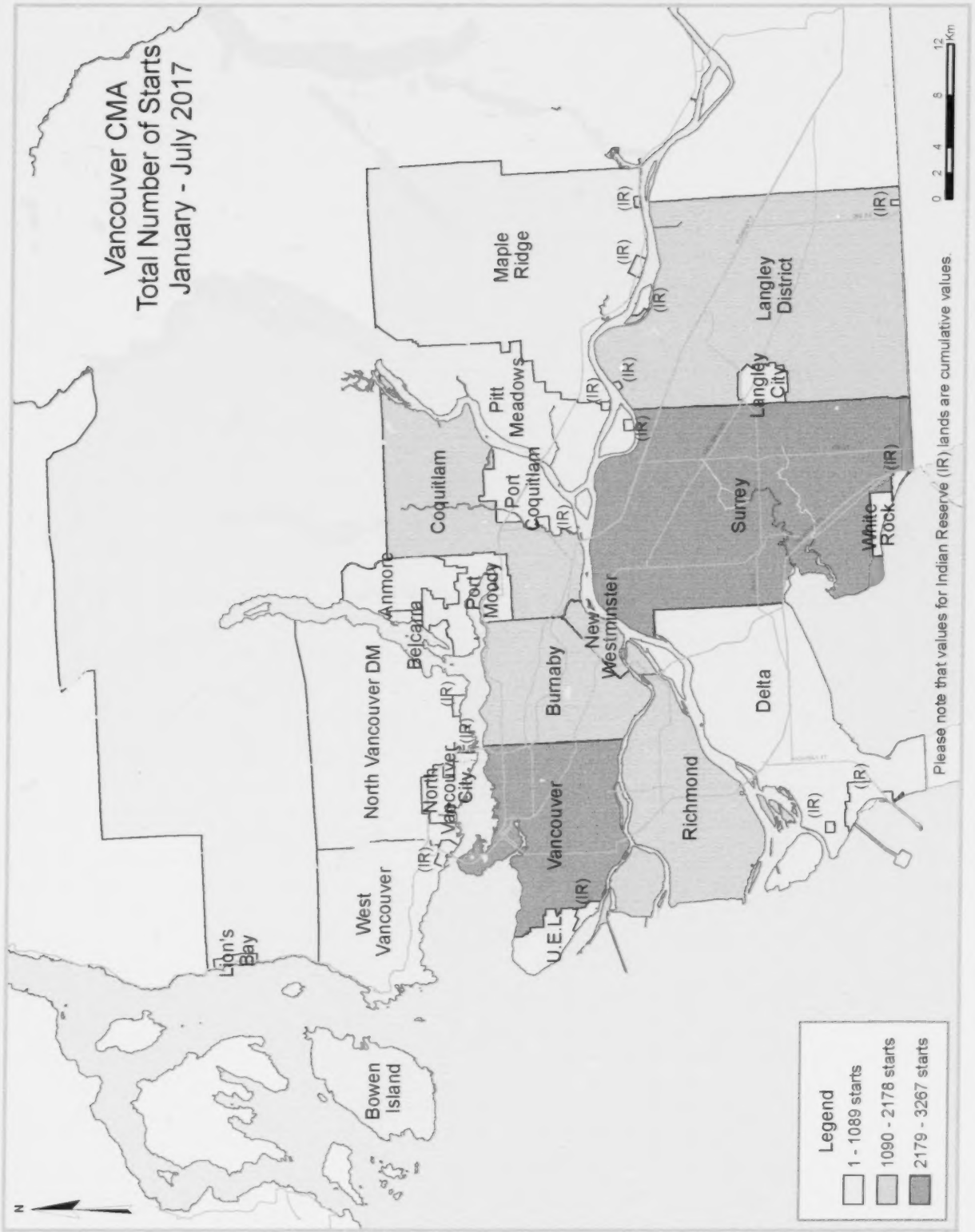
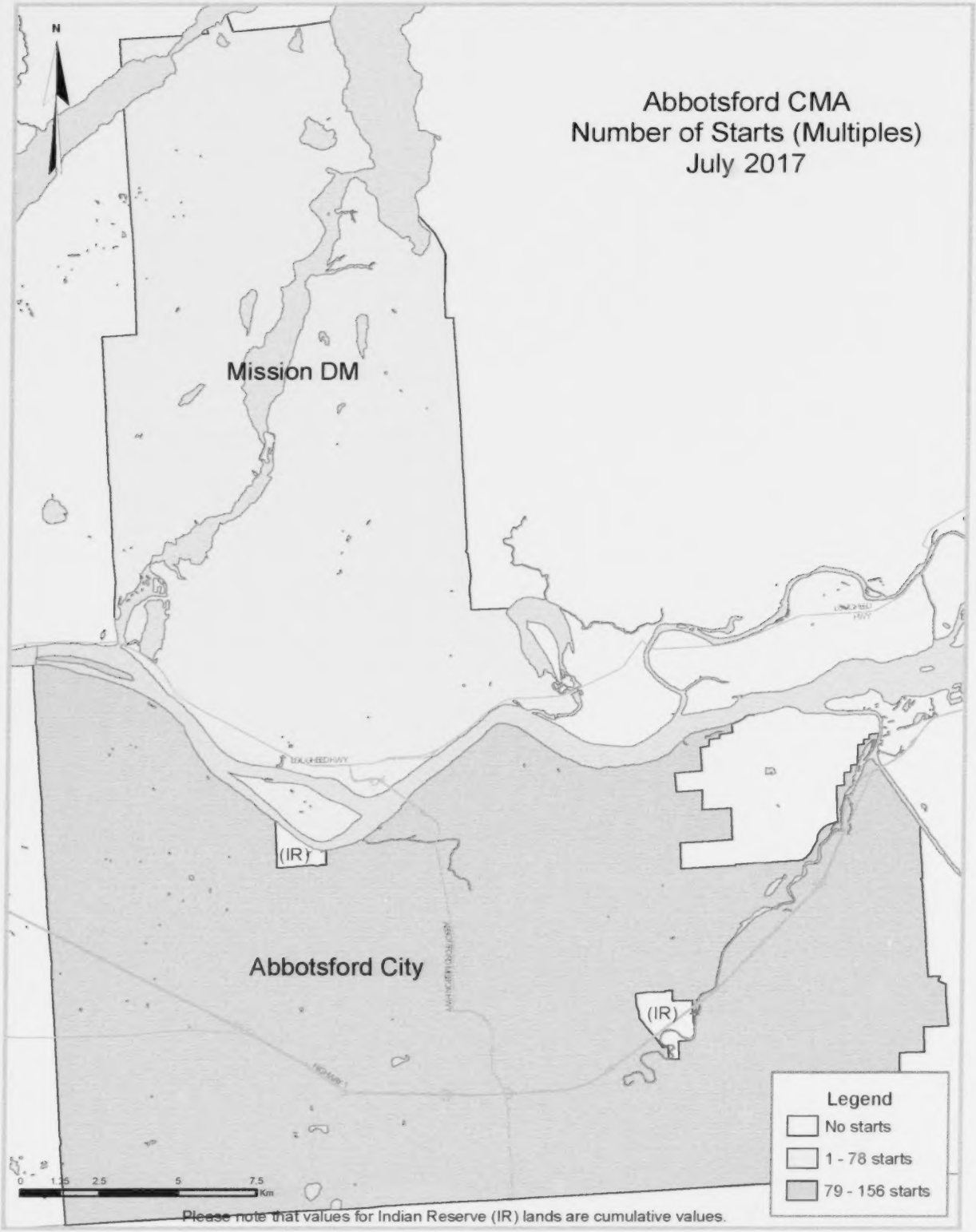
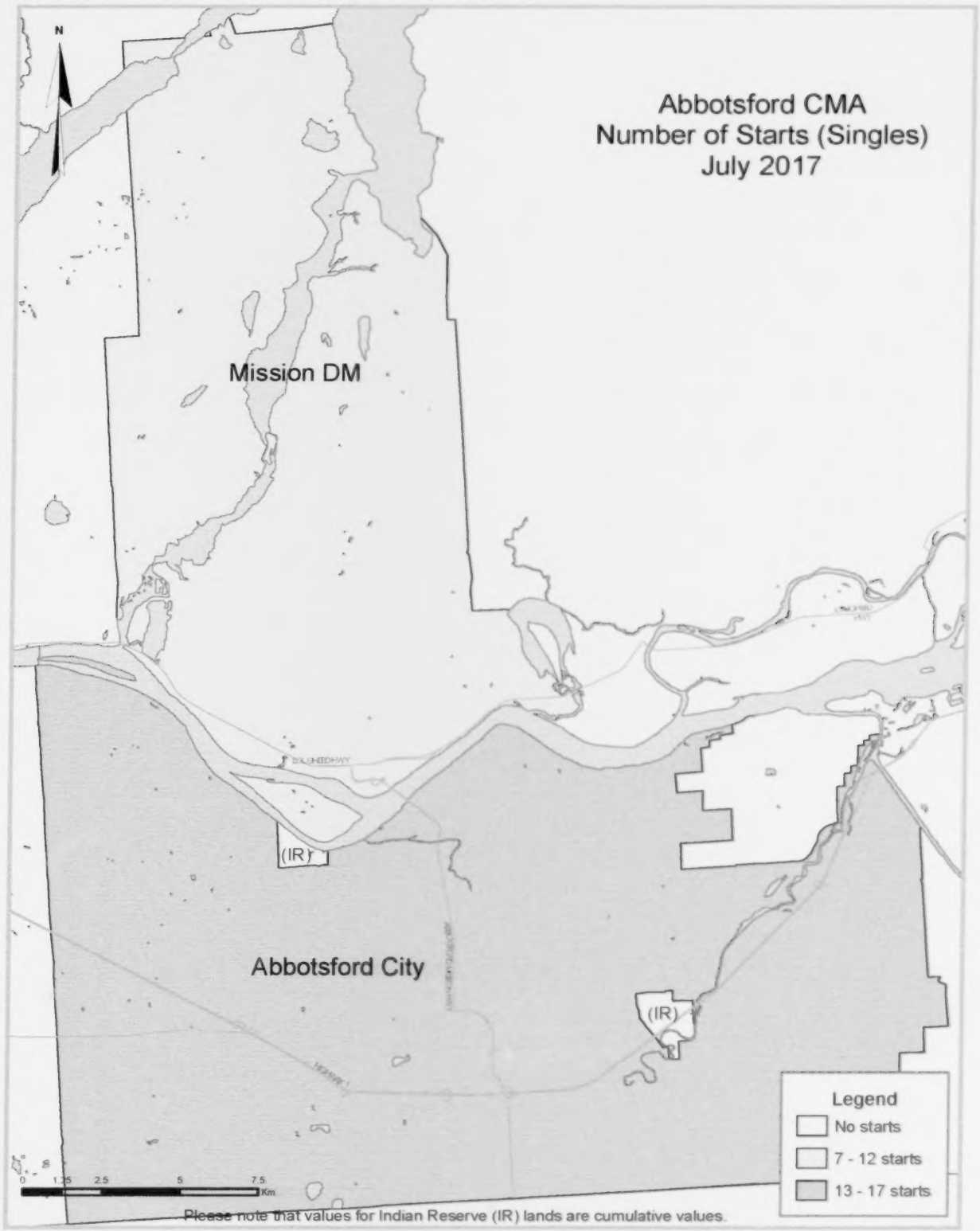
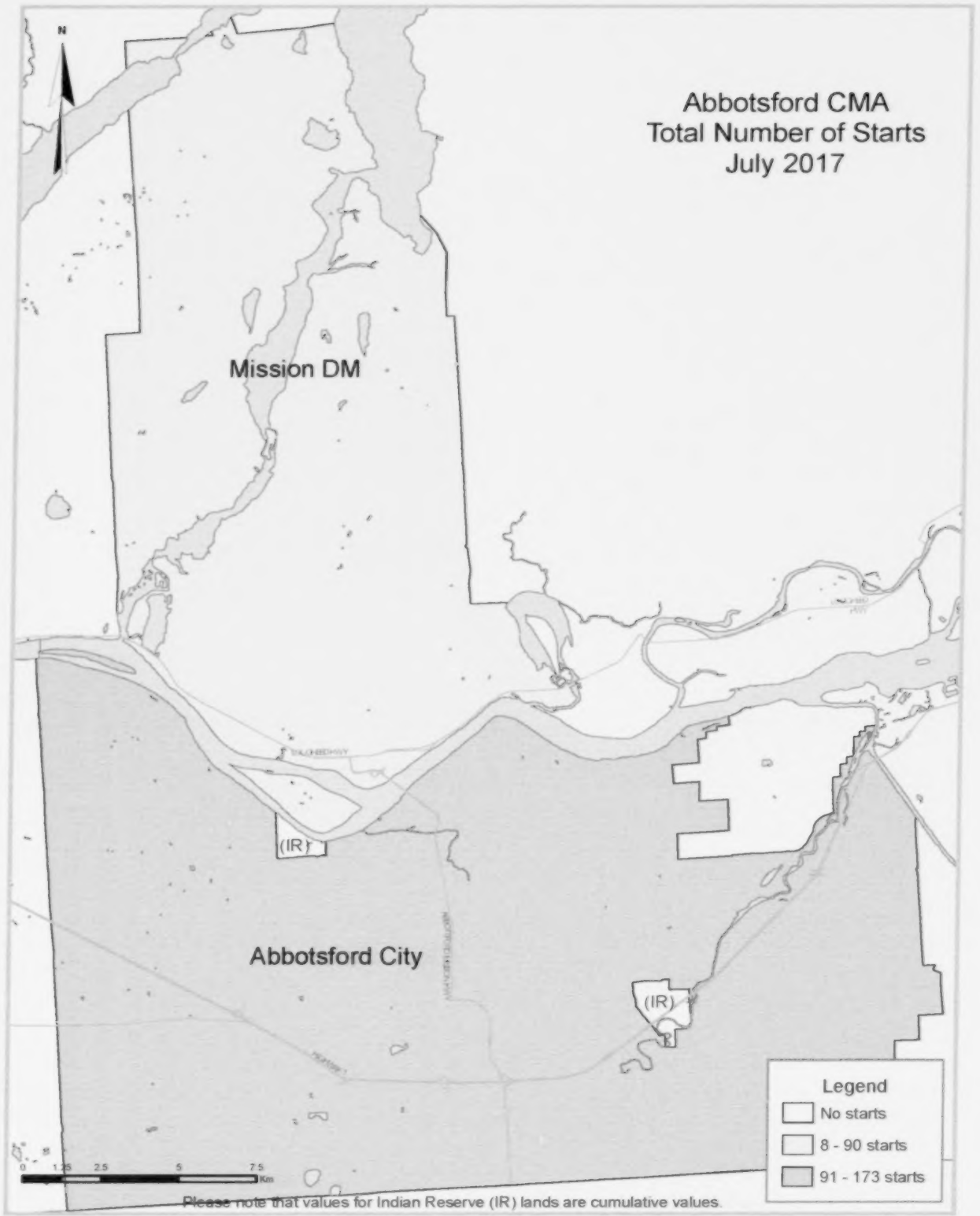
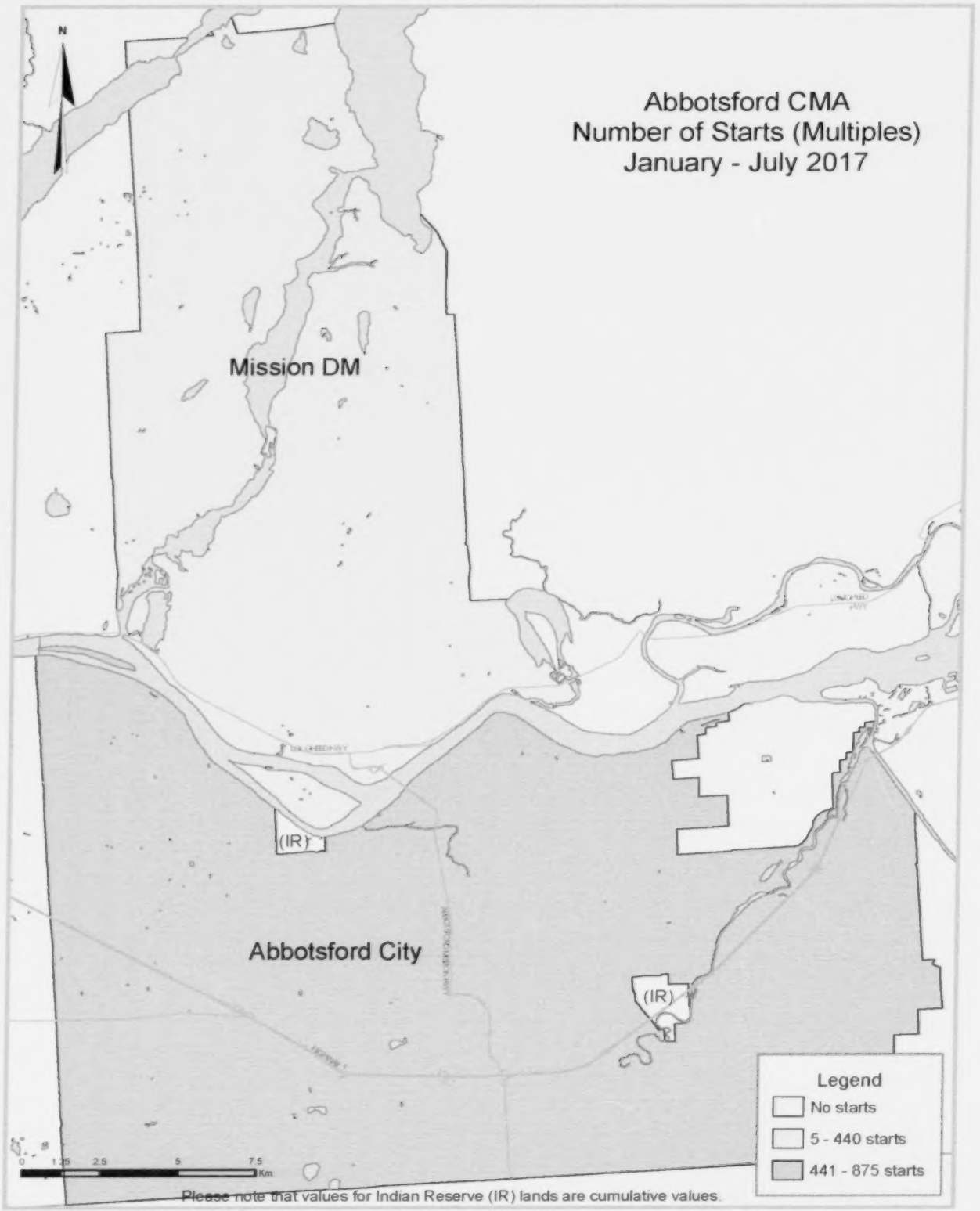
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
1 - 198 starts
199 - 395 starts
396 - 592 starts


Vancouver CMA
Total Number of Starts
January - July 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
1 - 1089 starts
1090 - 2178 starts
2179 - 3267 starts
N
0 2 4 8 12 Km

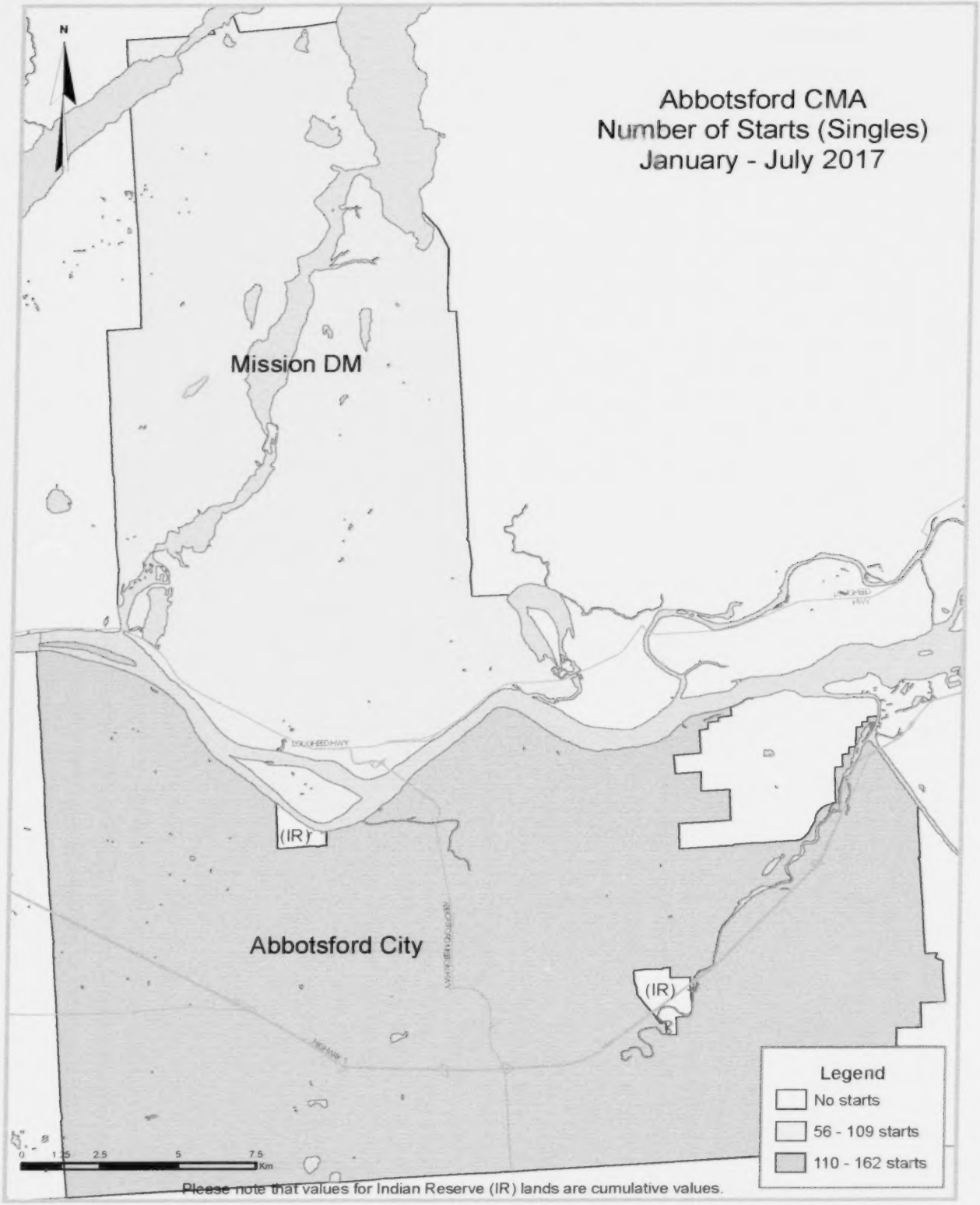

N
Abbotsford CMA
Number of Starts (Multiples)
July 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
1 - 78 starts
79 - 156 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
July 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 12 starts
13 - 17 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

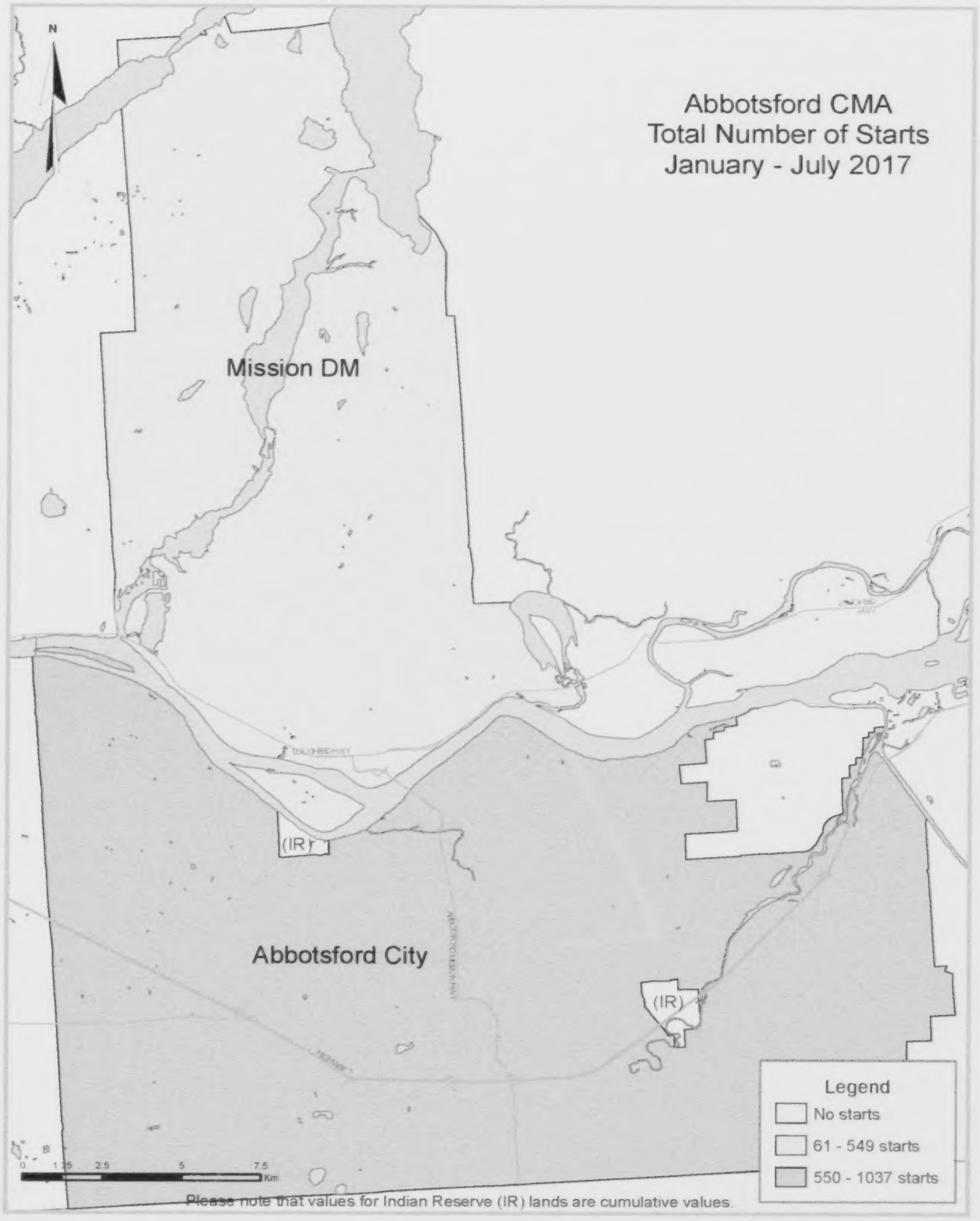

N
Abbotsford CMA
Total Number of Starts
July 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
8 - 90 starts
91 - 173 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.



Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2017		
Vancouver CMA[1]	June 2017	July 2017
Trend[2]	24,609	26,527
SAAR	23,863	27,988
	July 2016	July 2017
Actual		
July - Single-Detached	495	492
July - Multiples	1,618	1,906
July - Total	2,113	2,398
January to July - Single-Detached	3,140	2,713
January to July - Multiples	13,813	11,958
January to July - Total	16,953	14,671

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	426	27	0	10	363	1,004	56	512	2,398
July 2016	436	18	12	9	395	894	50	299	2,113
% Change	-2.3	50.0	-100.0	11.1	-8.1	12.3	12.0	71.2	13.5
Year-to-date 2017	2,322	145	40	99	1,925	7,604	292	2,244	14,671
Year-to-date 2016	2,694	174	74	44	2,094	8,175	404	3,294	16,953
% Change	-13.8	-16.7	-45.9	125.0	-8.1	-7.0	-27.7	-31.9	-13.5
UNDER CONSTRUCTION									
July 2017	4,657	247	86	182	3,264	22,774	577	7,869	39,746
July 2016	4,272	242	142	79	2,902	19,427	532	5,673	33,269
% Change	9.0	2.1	-39.4	130.4	12.5	17.2	8.5	38.7	19.5
COMPLETIONS									
July 2017	396	30	0	10	152	408	65	278	1,339
July 2016	360	24	0	9	209	528	55	169	1,354
% Change	10.0	25.0	n/a	11.1	-27.3	-22.7	18.2	64.5	-1.1
Year-to-date 2017	2,044	148	34	80	1,648	6,575	306	1,766	12,601
Year-to-date 2016	2,261	184	28	27	1,618	5,481	277	1,716	11,592
% Change	-9.6	-19.6	21.4	196.3	1.9	20.0	10.5	2.9	8.7
COMPLETED & NOT ABSORBED									
July 2017	916	83	6	11	146	276	n/a	n/a	1,438
July 2016	681	44	4	8	112	296	n/a	n/a	1,145
% Change	34.5	88.6	50.0	37.5	30.4	-6.8	n/a	n/a	25.6
ABSORBED									
July 2017	348	18	5	7	137	423	n/a	n/a	938
July 2016	323	33	0	10	216	600	n/a	n/a	1,182
% Change	7.7	-45.5	n/a	-30.0	-36.6	-29.5	n/a	n/a	-20.6
Year-to-date 2017	1,967	119	32	77	1,658	6,554	n/a	n/a	10,407
Year-to-date 2016	2,289	213	24	28	1,742	5,934	n/a	n/a	10,230
% Change	-14.1	-44.1	33.3	175.0	-4.8	10.4	n/a	n/a	1.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
July 2017	34	13	0	0	0	214	0	30	291
July 2016	47	4	0	0	0	26	0	36	113
Delta									
July 2017	17	0	0	3	0	0	0	10	30
July 2016	10	0	0	2	10	95	0	5	122
Langley									
July 2017	38	0	0	0	92	92	0	15	237
July 2016	41	2	4	7	72	0	2	20	148
Maple Ridge / Pitt Meadows									
July 2017	36	0	0	0	16	0	1	3	56
July 2016	28	0	0	0	46	0	0	2	76
New Westminster									
July 2017	4	0	0	0	0	242	1	4	251
July 2016	5	0	0	0	32	0	0	105	142
North Vancouver									
July 2017	29	0	0	0	0	0	2	16	47
July 2016	16	2	0	0	0	78	0	11	107
Richmond									
July 2017	48	0	0	0	11	157	0	6	222
July 2016	49	0	0	0	36	61	0	9	155
Surrey									
July 2017	107	0	0	5	216	15	0	54	397
July 2016	96	0	0	0	184	76	0	44	400
Tri-Cities									
July 2017	33	0	0	1	0	64	1	29	128
July 2016	36	2	8	0	13	64	3	22	148
University Endowment Lands									
July 2017	1	0	0	0	0	182	0	0	183
July 2016	0	0	0	0	0	0	0	0	0
Vancouver City									
July 2017	60	14	0	1	28	38	51	343	535
July 2016	72	8	0	0	2	494	45	42	663
West Vancouver									
July 2017	17	0	0	0	0	0	0	0	17
July 2016	16	0	0	0	0	0	0	0	16
White Rock									
July 2017	2	0	0	0	0	0	0	2	4
July 2016	5	0	0	0	0	0	0	3	8
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	10	0	0	0	0	0	0	0	10
Vancouver CMA									
July 2017	426	27	0	10	363	1,004	56	512	2,398
July 2016	436	18	12	9	395	894	50	299	2,113

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
July 2017	383	67	0	0	195	5,499	0	748	6,892
July 2016	383	62	0	0	158	2,737	0	389	3,729
Delta									
July 2017	156	2	0	35	103	200	4	85	585
July 2016	105	0	0	15	92	442	1	69	724
Langley									
July 2017	336	2	4	45	567	467	0	416	1,837
July 2016	225	8	24	26	500	504	3	223	1,513
Maple Ridge / Pitt Meadows									
July 2017	275	10	4	0	195	114	0	53	651
July 2016	285	0	9	0	266	47	2	16	625
New Westminster									
July 2017	79	16	0	0	88	1,110	0	1,224	2,517
July 2016	70	8	7	0	67	529	0	848	1,529
North Vancouver									
July 2017	256	16	0	0	65	1,331	15	369	2,052
July 2016	182	16	0	0	40	1,548	16	346	2,148
Richmond									
July 2017	557	6	0	27	249	2,257	2	258	3,356
July 2016	491	4	0	20	253	3,005	3	550	4,326
Surrey									
July 2017	951	0	28	31	1,349	2,701	5	516	5,581
July 2016	862	20	3	2	1,115	1,810	2	488	4,302
Tri-Cities									
July 2017	307	20	12	20	178	1,983	11	340	2,871
July 2016	288	14	8	1	243	1,595	10	220	2,379
University Endowment Lands									
July 2017	16	0	0	0	0	360	0	302	678
July 2016	15	0	0	0	0	214	0	0	229
Vancouver City									
July 2017	879	98	34	17	261	6,503	535	3,496	11,913
July 2016	989	110	87	9	154	6,770	489	2,485	11,093
West Vancouver									
July 2017	306	8	0	1	14	69	1	0	399
July 2016	247	0	0	2	14	77	2	0	342
White Rock									
July 2017	82	0	4	0	0	89	0	55	230
July 2016	62	0	4	0	0	149	0	37	252
First Nations									
July 2017	10	0	0	0	0	91	0	0	101
July 2016	19	0	0	0	0	0	4	0	23
Vancouver CMA									
July 2017	4,657	247	86	182	3,264	22,774	577	7,869	39,746
July 2016	4,272	242	142	79	2,902	19,427	532	5,673	33,269

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
July 2017	44	6	0	0	0	0	0	28	78
July 2016	32	10	0	0	0	0	0	23	65
Delta									
July 2017	10	0	0	0	0	0	0	7	17
July 2016	5	0	0	7	0	0	0	4	16
Langley									
July 2017	23	2	0	7	37	0	2	7	78
July 2016	16	0	0	1	39	0	4	7	67
Maple Ridge / Pitt Meadows									
July 2017	17	0	0	0	15	47	2	2	83
July 2016	25	0	0	0	11	0	0	1	37
New Westminster									
July 2017	11	0	0	0	12	112	1	10	146
July 2016	4	0	0	0	10	0	0	4	18
North Vancouver									
July 2017	28	8	0	0	4	0	2	19	61
July 2016	15	0	0	0	0	0	2	5	22
Richmond									
July 2017	61	0	0	0	0	0	0	9	70
July 2016	38	0	0	0	9	0	0	6	53
Surrey									
July 2017	80	0	0	0	76	0	0	45	201
July 2016	94	0	0	0	108	66	0	44	312
Tri-Cities									
July 2017	29	0	0	0	4	189	2	15	239
July 2016	17	0	0	0	2	0	0	11	30
University Endowment Lands									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	1	0	0	0	0	0	0	0	1
Vancouver City									
July 2017	63	12	0	3	4	0	56	135	273
July 2016	86	14	0	1	21	462	49	60	693
West Vancouver									
July 2017	24	0	0	0	0	0	0	0	24
July 2016	12	0	0	0	9	0	0	0	21
White Rock									
July 2017	2	0	0	0	0	60	0	1	63
July 2016	4	0	0	0	0	0	0	3	7
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	9	0	0	0	0	0	0	0	9
Vancouver CMA									
July 2017	396	30	0	10	152	408	65	278	1,339
July 2016	360	24	0	9	209	528	55	169	1,354

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
July 2017	109	24	0	0	0	13	n/a	n/a	146
July 2016	51	14	0	0	0	2	n/a	n/a	67
Delta									
July 2017	14	0	0	0	0	0	n/a	n/a	14
July 2016	11	0	0	0	7	0	n/a	n/a	18
Langley									
July 2017	25	0	1	0	12	0	n/a	n/a	38
July 2016	12	0	4	3	12	0	n/a	n/a	31
Maple Ridge / Pitt Meadows									
July 2017	22	0	0	0	38	61	n/a	n/a	121
July 2016	9	0	0	0	11	89	n/a	n/a	109
New Westminster									
July 2017	17	0	0	0	21	2	n/a	n/a	40
July 2016	2	2	0	0	7	30	n/a	n/a	41
North Vancouver									
July 2017	62	16	0	0	2	152	n/a	n/a	232
July 2016	23	0	0	0	8	86	n/a	n/a	117
Richmond									
July 2017	208	0	0	4	12	2	n/a	n/a	226
July 2016	160	1	0	2	13	15	n/a	n/a	191
Surrey									
July 2017	49	0	0	1	45	2	n/a	n/a	97
July 2016	67	0	0	1	40	12	n/a	n/a	120
Tri-Cities									
July 2017	58	2	0	0	5	23	n/a	n/a	88
July 2016	37	0	0	0	9	35	n/a	n/a	81
University Endowment Lands									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	1	0	0	0	0	0	n/a	n/a	1
Vancouver City									
July 2017	277	41	0	3	11	19	n/a	n/a	351
July 2016	269	27	0	2	5	24	n/a	n/a	327
West Vancouver									
July 2017	62	0	0	0	0	0	n/a	n/a	62
July 2016	26	0	0	0	0	0	n/a	n/a	26
White Rock									
July 2017	13	0	0	0	0	2	n/a	n/a	15
July 2016	11	0	0	0	0	3	n/a	n/a	14
First Nations									
July 2017	0	0	5	0	0	0	n/a	n/a	5
July 2016	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
July 2017	916	83	6	11	146	276	n/a	n/a	1,438
July 2016	681	44	4	8	112	296	n/a	n/a	1,145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
July 2017	40	3	0	0	0	3	n/a	n/a	46
July 2016	36	12	0	0	0	0	n/a	n/a	48
Delta									
July 2017	9	0	0	0	0	4	n/a	n/a	13
July 2016	4	0	0	7	6	0	n/a	n/a	17
Langley									
July 2017	25	2	3	7	37	0	n/a	n/a	74
July 2016	20	0	0	3	38	0	n/a	n/a	61
Maple Ridge / Pitt Meadows									
July 2017	30	0	0	0	15	50	n/a	n/a	95
July 2016	26	0	0	0	6	0	n/a	n/a	32
New Westminster									
July 2017	12	5	0	0	1	114	n/a	n/a	132
July 2016	5	0	0	0	3	9	n/a	n/a	17
North Vancouver									
July 2017	10	0	0	0	2	0	n/a	n/a	12
July 2016	11	1	0	0	0	0	n/a	n/a	12
Richmond									
July 2017	33	0	0	0	1	0	n/a	n/a	34
July 2016	16	0	0	0	14	40	n/a	n/a	70
Surrey									
July 2017	81	0	0	0	79	0	n/a	n/a	160
July 2016	94	0	0	0	117	72	n/a	n/a	283
Tri-Cities									
July 2017	28	0	2	0	0	189	n/a	n/a	219
July 2016	12	0	0	0	3	0	n/a	n/a	15
University Endowment Lands									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	1	0	0	0	0	0	n/a	n/a	1
Vancouver City									
July 2017	69	6	0	0	2	3	n/a	n/a	80
July 2016	72	20	0	0	20	479	n/a	n/a	591
West Vancouver									
July 2017	6	0	0	0	0	0	n/a	n/a	6
July 2016	9	0	0	0	9	0	n/a	n/a	18
White Rock									
July 2017	1	0	0	0	0	60	n/a	n/a	61
July 2016	8	0	0	0	0	0	n/a	n/a	8
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	9	0	0	0	0	0	n/a	n/a	9
Vancouver CMA									
July 2017	348	18	5	7	137	423	n/a	n/a	938
July 2016	323	33	0	10	216	600	n/a	n/a	1,182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,394	282	81	145	3,461	12,620	664	6,177	27,914
% Change	9.0	-8.4	-29.6	119.7	31.5	27.5	26.5	88.0	33.8
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Anmore	0	1	0	0	0	0	0	0	0	1	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	4	0	0	0	0	0	0	0	4	-100.0
Burnaby - Mountain	0	0	0	0	0	0	186	0	186	0	n/a
Burnaby - North	16	16	0	0	0	0	41	14	57	30	90.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	27	0	28	-100.0
Burnaby - South & East	3	4	4	0	0	0	3	4	10	8	25.0
Burnaby - Central Park	3	4	2	0	0	0	2	2	7	6	16.7
Burnaby - Remainder	12	22	7	4	0	0	12	15	31	41	-24.4
Burnaby Total	34	47	13	4	0	0	244	62	291	113	157.5
Coquitlam	32	36	0	2	0	16	91	20	123	74	66.2
Delta - Tsawwassen	9	5	0	0	0	0	2	96	11	101	-89.1
Delta - Ladner	0	0	0	0	0	10	0	0	0	10	-100.0
Delta - North	11	7	0	0	0	0	8	4	19	11	72.7
Delta	20	12	0	0	0	10	10	100	30	122	-75.4
Langley City	1	0	0	0	4	0	0	0	5	0	n/a
Langley District	37	50	0	2	88	76	107	20	232	148	56.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	36	25	0	2	16	44	3	2	55	73	-24.7
New Westminster	5	5	0	0	0	32	246	105	251	142	76.8
North Vancouver City	4	2	0	2	0	0	2	0	6	4	50.0
North Vancouver DM	27	14	0	0	0	0	14	89	41	103	-60.2
Pitt Meadows	1	3	0	0	0	0	0	0	1	3	-66.7
Port Coquitlam	3	2	0	0	0	5	2	65	5	72	-93.1
Port Moody	0	1	0	0	0	0	0	1	0	2	-100.0
Richmond	48	49	2	0	9	36	163	70	222	155	43.2
Surrey - South	49	35	2	2	162	98	11	80	224	215	4.2
Surrey - Cloverdale	5	5	0	0	12	0	5	3	22	8	175.0
Surrey - North	38	40	0	4	40	80	39	28	117	152	-23.0
Surrey - Guildford	1	1	0	0	0	0	1	0	2	1	100.0
Surrey - Whalley	19	15	0	0	0	0	13	9	32	24	33.3
Surrey Total	112	96	2	6	214	178	69	120	397	400	-0.8
University Endowment Lands	1	0	0	0	0	0	182	0	183	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	4	0	4	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Kerrisdale	2	6	0	0	0	0	0	0	2	6	-66.7
Vancouver - Marpole	6	4	0	2	28	0	2	1	36	7	**
Vancouver - Eastside	78	79	10	8	0	0	342	506	430	593	-27.5
Vancouver - Mt. Pleasant	0	0	4	0	0	0	29	17	33	17	94.1
Vancouver - Strath/Grand	3	1	0	0	0	0	2	0	5	1	**
Vancouver - Westside	23	26	0	0	0	0	6	8	29	34	-14.7
Vancouver Total	112	117	14	10	28	0	381	536	535	663	-19.3
West Vancouver	17	16	0	0	0	0	0	0	17	16	6.3
White Rock	2	5	0	0	0	0	2	3	4	8	-50.0
First Nations	0	10	0	0	0	0	0	0	0	10	-100.0
Vancouver CMA	**492**	**495**	**31**	**28**	**359**	**397**	**1,516**	**1,193**	**2,398**	**2,113**	**13.5**

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Anmore	8	10	0	0	0	0	0	0	8	10	-20.0
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	19	12	2	0	0	0	5	1	26	13	100.0
Burnaby - Mountain	0	0	0	0	0	0	186	75	186	75	148.0
Burnaby - North	57	68	6	4	0	0	1,340	143	1,403	215	**
Burnaby - Lougheed Mall	3	3	0	0	0	0	3	125	6	128	-95.3
Burnaby - South & East	22	28	4	6	0	0	41	26	67	60	11.7
Burnaby - Central Park	13	15	4	4	0	0	9	792	26	811	-96.8
Burnaby - Remainder	81	114	33	36	120	68	173	286	407	504	-19.2
Burnaby Total	176	228	47	50	120	68	1,752	1,447	2,095	1,793	16.8
Coquitlam	149	220	4	38	21	34	1,007	660	1,181	952	24.1
Delta - Tsawwassen	47	29	0	0	0	0	4	101	51	130	-60.8
Delta - Ladner	24	15	0	2	80	90	4	2	108	109	-0.9
Delta - North	56	32	0	0	0	0	146	29	202	61	**
Delta	127	76	0	2	80	90	154	132	361	300	20.3
Langley City	9	2	0	0	4	14	72	0	85	16	**
Langley District	233	209	6	10	370	476	576	131	1,185	826	43.5
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	180	288	4	4	135	220	43	11	362	523	-30.8
New Westminster	48	35	14	4	20	74	1,052	601	1,134	714	58.8
North Vancouver City	39	41	10	14	3	7	149	568	201	630	-68.1
North Vancouver DM	117	81	0	0	14	15	59	606	190	702	-72.9
Pitt Meadows	9	12	4	0	0	0	0	0	13	12	8.3
Port Coquitlam	30	24	0	6	56	33	333	77	419	140	199.3
Port Moody	16	10	4	0	8	7	2	1	30	18	66.7
Richmond	250	272	18	6	51	134	787	1,144	1,106	1,556	-28.9
Surrey - South	263	231	8	22	541	370	315	129	1,127	752	49.9
Surrey - Cloverdale	35	51	2	2	52	34	90	86	179	173	3.5
Surrey - North	204	271	2	16	259	320	119	149	584	756	-22.8
Surrey - Guildford	5	7	2	0	60	52	129	5	196	64	**
Surrey - Whalley	85	67	0	2	0	27	1,096	129	1,181	225	**
Surrey Total	592	627	14	42	912	803	1,749	498	3,267	1,970	65.8
University Endowment Lands	6	1	0	0	0	0	450	0	456	1	**
Vancouver - West End	0	0	0	0	0	0	26	0	26	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	61	1,723	61	1,723	-96.5
Vancouver - Kitsilano	2	1	0	2	0	0	102	48	104	51	103.9
Vancouver - False Creek	1	0	0	0	0	0	0	309	1	309	-99.7
Vancouver - Granville/Oak	4	5	0	2	0	8	2	137	6	152	-96.1
Vancouver - Kerrisdale	16	33	0	0	0	0	1	5	17	38	-55.3
Vancouver - Marpole	32	35	8	6	94	0	10	396	144	437	-67.0
Vancouver - Eastside	384	550	32	36	23	48	1,164	1,483	1,603	2,117	-24.3
Vancouver - Mt. Pleasant	3	3	22	18	4	8	30	644	59	673	-91.2
Vancouver - Strath/Grand	12	9	0	4	0	0	14	396	26	409	-93.6
Vancouver - Westside	120	189	6	2	0	29	222	318	348	538	-35.3
Vancouver Total	574	825	68	70	121	93	1,632	5,459	2,395	6,447	-62.9
West Vancouver	79	107	0	0	0	0	0	57	79	164	-51.8
White Rock	40	27	0	0	0	0	26	106	66	133	-50.4
First Nations	10	32	0	0	0	0	0	0	10	32	-68.8
Vancouver CMA	2,713	3,140	195	246	1,915	2,068	9,848	11,499	14,671	16,953	-13.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	186	0	0	0
Burnaby - North	0	0	0	0	28	0	13	14
Burnaby - Lougheed Mall	0	0	0	0	0	26	0	1
Burnaby - South & East	0	0	0	0	0	0	3	4
Burnaby - Central Park	0	0	0	0	0	0	2	2
Burnaby - Remainder	0	0	0	0	0	0	12	15
Burnaby Total	0	0	0	0	214	26	30	36
Coquitlam	0	16	0	0	64	0	27	20
Delta - Tsawwassen	0	0	0	0	0	95	2	1
Delta - Ladner	0	10	0	0	0	0	0	0
Delta - North	0	0	0	0	0	0	8	4
Delta	0	10	0	0	0	95	10	5
Langley City	4	0	0	0	0	0	0	0
Langley District	88	76	0	0	92	0	15	20
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	16	44	0	0	0	0	3	2
New Westminster	0	32	0	0	242	0	4	105
North Vancouver City	0	0	0	0	0	0	2	0
North Vancouver DM	0	0	0	0	0	78	14	11
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	5	0	0	0	64	2	1
Port Moody	0	0	0	0	0	0	0	1
Richmond	9	36	0	0	157	61	6	9
Surrey - South	162	98	0	0	0	76	11	4
Surrey - Cloverdale	12	0	0	0	0	0	5	3
Surrey - North	40	80	0	0	15	0	24	28
Surrey - Guildford	0	0	0	0	0	0	1	0
Surrey - Whalley	0	0	0	0	0	0	13	9
Surrey Total	214	178	0	0	15	76	54	44
University Endowment Lands	0	0	0	0	182	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	4	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	28	0	0	0	0	0	2	1
Vancouver - Eastside	0	0	0	0	9	473	333	33
Vancouver - Mt. Pleasant	0	0	0	0	29	17	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	2	0
Vancouver - Westside	0	0	0	0	0	0	6	8
Vancouver Total	28	0	0	0	38	494	343	42
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	359	397	0	0	1,004	894	512	299

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	5	1
Burnaby - Mountain	0	0	0	0	186	75	0	0
Burnaby - North	0	0	0	0	1,294	98	46	45
Burnaby - Lougheed Mall	0	0	0	0	0	123	3	2
Burnaby - South & East	0	0	0	0	20	0	21	26
Burnaby - Central Park	0	0	0	0	0	783	9	9
Burnaby - Remainder	120	68	0	0	105	78	68	208
Burnaby Total	120	68	0	0	1,605	1,157	147	290
Coquitlam	21	34	0	0	839	514	168	146
Delta - Tsawwassen	0	0	0	0	0	95	4	6
Delta - Ladner	80	90	0	0	0	0	4	2
Delta - North	0	0	0	0	105	0	41	29
Delta	80	90	0	0	105	95	49	37
Langley City	4	14	0	0	70	0	2	0
Langley District	370	476	0	0	229	68	347	63
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	135	220	0	0	0	0	43	11
New Westminster	20	74	0	0	824	55	228	546
North Vancouver City	3	7	0	0	95	438	54	130
North Vancouver DM	14	15	0	0	0	556	59	50
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	56	33	0	0	316	64	17	13
Port Moody	8	7	0	0	0	0	2	1
Richmond	51	134	0	0	741	1,084	46	60
Surrey - South	541	370	0	0	277	76	38	53
Surrey - Cloverdale	52	34	0	0	64	57	26	29
Surrey - North	259	320	0	0	15	0	104	149
Surrey - Guildford	60	52	0	0	124	0	5	5
Surrey - Whalley	0	27	0	0	1,036	81	60	48
Surrey Total	912	803	0	0	1,516	214	233	284
University Endowment Lands	0	0	0	0	360	0	90	0
Vancouver - West End	0	0	0	0	9	0	17	0
Vancouver - Downtown	0	0	0	0	0	1,045	61	678
Vancouver - Kitsilano	0	0	0	0	5	48	97	0
Vancouver - False Creek	0	0	0	0	0	174	0	135
Vancouver - Granville/Oak	0	8	0	0	0	129	2	8
Vancouver - Kerrisdale	0	0	0	0	0	0	1	5
Vancouver - Marpole	94	0	0	0	0	261	10	135
Vancouver - Eastside	23	48	0	0	659	1,073	505	410
Vancouver - Mt. Pleasant	4	8	0	0	29	443	1	201
Vancouver - Strath/Grand	0	0	0	0	11	365	3	31
Vancouver - Westside	0	29	0	0	191	276	31	42
Vancouver Total	121	93	0	0	904	3,814	728	1,645
West Vancouver	0	0	0	0	0	57	0	0
White Rock	0	0	0	0	0	89	26	17
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	1,915	2,068	0	0	7,604	8,205	2,244	3,294

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Anmore	0	1	0	0	0	0	0	1
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	0	0	186	0	0	0	186	0
Burnaby - North	16	16	28	0	13	14	57	30
Burnaby - Lougheed Mall	0	1	0	26	0	1	0	28
Burnaby - South & East	7	4	0	0	3	4	10	8
Burnaby - Central Park	5	4	0	0	2	2	7	6
Burnaby - Remainder	19	26	0	0	12	15	31	41
Burnaby Total	47	51	214	26	30	36	291	113
Coquitlam	31	43	64	8	28	23	123	74
Delta - Tsawwassen	6	3	3	97	2	1	11	101
Delta - Ladner	0	0	0	10	0	0	0	10
Delta - North	11	7	0	0	8	4	19	11
Delta	17	10	3	107	10	5	30	122
Langley City	1	0	4	0	0	0	5	0
Langley District	37	47	180	79	15	22	232	148
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	35	25	16	46	4	2	55	73
New Westminster	4	5	242	32	5	105	251	142
North Vancouver City	3	4	0	0	3	0	6	4
North Vancouver DM	26	14	0	78	15	11	41	103
Pitt Meadows	1	3	0	0	0	0	1	3
Port Coquitlam	2	2	1	69	2	1	5	72
Port Moody	0	1	0	0	0	1	0	2
Richmond	48	49	168	97	6	9	222	155
Surrey - South	44	35	169	176	11	4	224	215
Surrey - Cloverdale	5	5	12	0	5	3	22	8
Surrey - North	38	40	55	84	24	28	117	152
Surrey - Guildford	1	1	0	0	1	0	2	1
Surrey - Whalley	19	15	0	0	13	9	32	24
Surrey Total	107	96	236	260	54	44	397	400
University Endowment Lands	1	0	182	0	0	0	183	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	4	0	0	0	4
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	1	0	0	0	0	0	1
Vancouver - Kerrisdale	2	5	0	0	0	1	2	6
Vancouver - Marpole	4	4	29	0	3	3	36	7
Vancouver - Eastside	42	48	9	475	379	70	430	593
Vancouver - Mt. Pleasant	4	0	29	17	0	0	33	17
Vancouver - Strath/Grand	2	0	0	0	3	1	5	1
Vancouver - Westside	20	22	0	0	9	12	29	34
Vancouver Total	74	80	67	496	394	87	535	663
West Vancouver	17	16	0	0	0	0	17	16
White Rock	2	5	0	0	2	3	4	8
First Nations	0	10	0	0	0	0	0	10
Vancouver CMA	453	466	1,377	1,298	568	349	2,398	2,113

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	5	9	3	1	0	0	8	10
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	20	12	0	0	6	1	26	13
Burnaby - Mountain	0	0	186	75	0	0	186	75
Burnaby - North	63	71	1,294	98	46	46	1,403	215
Burnaby - Lougheed Mall	3	3	0	123	3	2	6	128
Burnaby - South & East	26	34	20	0	21	26	67	60
Burnaby - Central Park	17	19	0	783	9	9	26	811
Burnaby - Remainder	112	150	227	146	68	208	407	504
Burnaby Total	221	277	1,727	1,225	147	291	2,095	1,793
Coquitlam	157	226	852	571	172	155	1,181	952
Delta - Tsawwassen	20	17	27	107	4	6	51	130
Delta - Ladner	16	12	84	95	8	2	108	109
Delta - North	56	32	105	0	41	29	202	61
Delta	92	61	216	202	53	37	361	300
Langley City	9	2	74	14	2	0	85	16
Langley District	195	211	630	535	360	80	1,185	826
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	187	291	131	220	44	12	362	523
New Westminster	61	38	844	129	229	547	1,134	714
North Vancouver City	41	47	98	445	62	138	201	630
North Vancouver DM	113	76	14	571	63	55	190	702
Pitt Meadows	13	11	0	0	0	1	13	12
Port Coquitlam	28	30	373	97	18	13	419	140
Port Moody	6	10	22	7	2	1	30	18
Richmond	248	257	812	1,237	46	62	1,106	1,556
Surrey - South	241	234	848	465	38	53	1,127	752
Surrey - Cloverdale	35	52	118	91	26	30	179	173
Surrey - North	230	290	248	316	106	150	584	756
Surrey - Guildford	5	7	186	52	5	5	196	64
Surrey - Whalley	85	67	1,036	110	60	48	1,181	225
Surrey Total	596	650	2,436	1,034	235	286	3,267	1,970
University Endowment Lands	6	1	360	0	90	0	456	1
Vancouver - West End	0	0	9	0	17	0	26	0
Vancouver - Downtown	0	0	0	1,045	61	678	61	1,723
Vancouver - Kitsilano	2	3	5	48	97	0	104	51
Vancouver - False Creek	0	0	0	174	1	135	1	309
Vancouver - Granville/Oak	3	5	0	137	3	10	6	152
Vancouver - Kerrisdale	13	27	0	0	4	11	17	38
Vancouver - Marpole	23	33	99	261	22	143	144	437
Vancouver - Eastside	212	322	682	1,093	709	702	1,603	2,117
Vancouver - Mt. Pleasant	25	21	33	451	1	201	59	673
Vancouver - Strath/Grand	6	10	11	365	9	34	26	409
Vancouver - Westside	94	150	197	305	57	83	348	538
Vancouver Total	378	571	1,036	3,879	981	1,997	2,395	6,447
West Vancouver	79	106	0	57	0	1	79	164
White Rock	40	27	0	89	26	17	66	133
First Nations	10	28	0	0	0	4	10	32
Vancouver CMA	2,507	2,942	9,628	10,313	2,536	3,698	14,671	16,953

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	2	2	0	0	0	0	1	6	3	100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	18	9	0	0	0	0	7	7	25	16	56.3
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0	2	0	n/a
Burnaby - South & East	7	3	2	6	0	0	6	3	15	12	25.0
Burnaby - Central Park	3	1	0	0	0	0	3	1	6	2	200.0
Burnaby - Remainder	15	19	4	4	0	0	11	12	30	35	-14.3
Burnaby Total	44	32	6	10	0	0	28	23	78	65	20.0
Coquitlam	29	15	0	2	4	0	203	11	236	28	**
Delta - Tsawwassen	2	7	0	0	0	0	0	0	2	7	-71.4
Delta - Ladner	1	1	0	0	0	0	1	0	2	1	100.0
Delta - North	7	4	0	0	0	0	6	4	13	8	62.5
Delta	10	12	0	0	0	0	7	4	17	16	6.3
Langley City	2	1	0	0	6	0	0	0	8	1	**
Langley District	30	20	2	0	31	39	7	7	70	66	6.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	19	24	0	0	15	11	49	1	83	36	130.6
New Westminster	12	4	0	0	12	10	122	4	146	18	**
North Vancouver City	7	6	12	0	0	0	5	2	24	8	200.0
North Vancouver DM	23	11	0	0	0	0	14	3	37	14	164.3
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	1	2	0	0	0	0	1	0	2	2	0.0
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	61	38	0	6	0	3	9	6	70	53	32.1
Surrey - South	20	26	0	0	29	65	7	69	56	160	-65.0
Surrey - Cloverdale	8	15	0	0	5	9	6	10	19	34	-44.1
Surrey - North	43	37	0	0	42	17	24	21	109	75	45.3
Surrey - Guildford	1	1	0	0	0	17	1	1	2	19	-89.5
Surrey - Whalley	8	15	0	0	0	0	7	9	15	24	-37.5
Surrey Total	80	94	0	0	76	108	45	110	201	312	-35.6
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	424	0	424	-100.0
Vancouver - Kitsilano	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	0	0	0	0	0	50	0	51	0	n/a
Vancouver - Kerrisdale	4	3	0	0	0	0	0	0	4	3	33.3
Vancouver - Marpole	4	2	0	0	0	0	1	0	5	2	150.0
Vancouver - Eastside	85	85	16	10	0	0	78	47	179	142	26.1
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Strath/Grand	1	1	0	2	0	0	0	38	1	41	-97.6
Vancouver - Westside	26	45	0	0	0	19	6	13	32	77	-58.4
Vancouver Total	122	136	16	16	0	19	135	522	273	693	-60.6
West Vancouver	24	12	0	0	0	9	0	0	24	21	14.3
White Rock	2	4	0	0	0	0	61	3	63	7	**
First Nations	0	9	0	0	0	0	0	0	0	9	-100.0
Vancouver CMA	471	424	38	34	144	199	686	697	1,339	1,354	-1.1

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Anmore	2	8	0	0	0	0	0	0	2	8	-75.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	12	5	2	0	0	0	1	1	15	6	150.0
Burnaby - Mountain	0	0	0	0	0	0	0	115	0	115	-100.0
Burnaby - North	58	43	2	0	0	0	51	27	111	70	58.6
Burnaby - Lougheed Mall	2	2	0	0	0	0	2	2	4	4	0.0
Burnaby - South & East	20	14	8	16	0	0	16	257	44	287	-84.7
Burnaby - Central Park	16	13	8	6	0	0	254	54	278	73	**
Burnaby - Remainder	91	113	24	50	50	0	66	131	231	294	-21.4
Burnaby Total	187	185	42	72	50	0	389	586	668	843	-20.8
Coquitlam	122	142	8	30	16	62	884	381	1,030	615	67.5
Delta - Tsawwassen	24	20	0	2	0	0	2	186	26	208	-87.5
Delta - Ladner	9	12	0	0	105	24	32	4	146	40	**
Delta - North	37	45	0	0	0	8	349	40	386	93	**
Delta	70	77	0	2	105	32	383	230	558	341	63.6
Langley City	3	3	0	0	13	0	184	0	200	3	**
Langley District	207	135	14	20	334	247	166	204	721	606	19.0
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	139	199	0	6	92	144	62	44	293	393	-25.4
New Westminster	51	27	4	2	63	32	466	466	584	527	10.8
North Vancouver City	35	28	22	4	0	0	333	15	390	47	**
North Vancouver DM	72	84	0	0	0	100	41	209	113	393	-71.2
Pitt Meadows	5	11	0	4	0	4	0	1	5	20	-75.0
Port Coquitlam	10	16	4	2	23	41	82	10	119	69	72.5
Port Moody	7	11	0	0	0	21	0	0	7	32	-78.1
Richmond	223	256	12	20	154	143	1,126	982	1,515	1,401	8.1
Surrey - South	169	182	6	16	243	231	39	300	457	729	-37.3
Surrey - Cloverdale	59	76	2	4	43	81	99	53	203	214	-5.1
Surrey - North	200	227	32	0	393	224	115	362	740	813	-9.0
Surrey - Guildford	9	11	0	0	15	127	7	6	31	144	-78.5
Surrey - Whalley	67	94	2	0	16	4	775	66	860	164	**
Surrey Total	504	590	42	20	710	667	1,035	787	2,291	2,064	11.0
University Endowment Lands	3	4	0	0	0	11	214	235	217	250	-13.2
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	591	875	591	875	-32.5
Vancouver - Kitsilano	1	2	2	0	0	0	0	0	3	2	50.0
Vancouver - False Creek	1	0	0	0	0	0	231	321	232	321	-27.7
Vancouver - Granville/Oak	9	4	2	0	8	10	233	11	252	25	**
Vancouver - Kerrisdale	32	23	0	0	0	0	3	25	35	48	-27.1
Vancouver - Marpole	47	35	4	4	0	0	14	68	65	107	-39.3
Vancouver - Eastside	380	388	30	42	31	18	1,022	1,301	1,463	1,749	-16.4
Vancouver - Mt. Pleasant	2	1	12	20	0	12	415	0	429	33	**
Vancouver - Strath/Grand	5	10	6	10	0	0	76	110	87	130	-33.1
Vancouver - Westside	203	178	2	4	18	28	307	306	530	516	2.7
Vancouver Total	680	641	58	80	57	68	2,892	3,017	3,687	3,806	-3.1
West Vancouver	73	80	0	0	0	9	8	0	81	89	-9.0
White Rock	24	36	0	2	0	0	75	29	99	67	47.8
First Nations	1	9	0	0	5	0	0	0	6	9	-33.3
Vancouver CMA	2,430	2,550	208	264	1,622	1,581	8,341	7,197	12,601	11,592	8.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	7	7
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	0	6	3
Burnaby - Central Park	0	0	0	0	0	0	3	1
Burnaby - Remainder	0	0	0	0	0	0	11	12
Burnaby Total	0	0	0	0	0	0	28	23
Coquitlam	4	0	0	0	189	0	14	11
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	1	0
Delta - North	0	0	0	0	0	0	6	4
Delta	0	0	0	0	0	0	7	4
Langley City	6	0	0	0	0	0	0	0
Langley District	31	39	0	0	0	0	7	7
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	15	11	0	0	47	0	2	1
New Westminster	12	10	0	0	112	0	10	4
North Vancouver City	0	0	0	0	0	0	5	2
North Vancouver DM	0	0	0	0	0	0	14	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	0	1	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	3	0	0	0	0	9	6
Surrey - South	29	65	0	0	0	66	7	3
Surrey - Cloverdale	5	9	0	0	0	0	6	10
Surrey - North	42	17	0	0	0	0	24	21
Surrey - Guildford	0	17	0	0	0	0	1	1
Surrey - Whalley	0	0	0	0	0	0	7	9
Surrey Total	76	108	0	0	0	66	45	44
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	424	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	50	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	1	0
Vancouver - Eastside	0	0	0	0	0	0	78	47
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	38	0	0
Vancouver - Westside	0	19	0	0	0	0	6	13
Vancouver Total	0	19	0	0	0	462	135	60
West Vancouver	0	9	0	0	0	0	0	0
White Rock	0	0	0	0	60	0	1	3
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	144	199	0	0	408	528	278	169

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	1
Burnaby - Mountain	0	0	0	0	0	115	0	0
Burnaby - North	0	0	0	0	21	0	30	27
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	2
Burnaby - South & East	0	0	0	0	0	245	16	12
Burnaby - Central Park	0	0	0	0	242	44	12	10
Burnaby - Remainder	50	0	0	0	0	42	66	89
Burnaby Total	50	0	0	0	263	446	126	140
Coquitlam	16	62	0	0	814	313	70	68
Delta - Tsawwassen	0	0	0	0	0	118	2	68
Delta - Ladner	105	24	0	0	30	0	2	4
Delta - North	0	8	0	0	317	0	32	40
Delta	105	32	0	0	347	118	36	112
Langley City	13	0	0	0	0	0	184	0
Langley District	334	247	0	0	94	100	72	104
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	92	144	0	0	47	40	15	4
New Westminster	63	32	0	0	242	452	224	14
North Vancouver City	0	0	0	0	308	0	25	15
North Vancouver DM	0	100	0	0	0	0	41	209
Pitt Meadows	0	4	0	0	0	0	0	1
Port Coquitlam	23	41	0	0	76	0	6	10
Port Moody	0	21	0	0	0	0	0	0
Richmond	154	143	0	0	935	938	191	44
Surrey - South	243	231	0	0	0	257	39	43
Surrey - Cloverdale	43	81	0	0	64	0	35	53
Surrey - North	393	224	0	0	0	227	115	135
Surrey - Guildford	15	127	0	0	0	0	7	6
Surrey - Whalley	16	4	0	0	728	0	47	66
Surrey Total	710	667	0	0	792	484	243	303
University Endowment Lands	0	11	0	0	214	235	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	591	521	0	354
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	231	321	0	0
Vancouver - Granville/Oak	8	10	0	0	179	11	54	0
Vancouver - Kerrisdale	0	0	0	0	0	22	3	3
Vancouver - Marpole	0	0	0	0	7	63	7	5
Vancouver - Eastside	31	3	0	15	696	1,080	326	221
Vancouver - Mt. Pleasant	0	12	0	0	375	0	40	0
Vancouver - Strath/Grand	0	0	0	0	76	66	0	44
Vancouver - Westside	18	28	0	0	220	268	87	38
Vancouver Total	57	53	0	15	2,375	2,352	517	665
West Vancouver	0	9	0	0	8	0	0	0
White Rock	0	0	0	0	60	3	15	26
First Nations	5	0	0	0	0	0	0	0
Vancouver CMA	1,622	1,566	0	15	6,575	5,481	1,766	1,716

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	2	0	0	0	1	6	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	18	9	0	0	7	7	25	16
Burnaby - Lougheed Mall	1	0	0	0	1	0	2	0
Burnaby - South & East	9	9	0	0	6	3	15	12
Burnaby - Central Park	3	1	0	0	3	1	6	2
Burnaby - Remainder	19	23	0	0	11	12	30	35
Burnaby Total	50	42	0	0	28	23	78	65
Coquitlam	27	15	193	2	16	11	236	28
Delta - Tsawwassen	2	0	0	7	0	0	2	7
Delta - Ladner	1	1	0	0	1	0	2	1
Delta - North	7	4	0	0	6	4	13	8
Delta	10	5	0	7	7	4	17	16
Langley City	2	1	6	0	0	0	8	1
Langley District	23	15	38	40	9	11	70	66
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	24	62	11	4	1	83	36
New Westminster	11	4	124	10	11	4	146	18
North Vancouver City	14	4	4	0	6	4	24	8
North Vancouver DM	22	11	0	0	15	3	37	14
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	1	2	0	0	1	0	2	2
Port Moody	1	0	0	0	0	0	1	0
Richmond	61	38	0	9	9	6	70	53
Surrey - South	20	26	29	131	7	3	56	160
Surrey - Cloverdale	8	15	5	9	6	10	19	34
Surrey - North	43	37	42	17	24	21	109	75
Surrey - Guildford	1	1	0	17	1	1	2	19
Surrey - Whalley	8	15	0	0	7	9	15	24
Surrey Total	80	94	76	174	45	44	201	312
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	424	0	0	0	424
Vancouver - Kitsilano	1	0	0	0	0	0	1	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	0	0	0	50	0	51	0
Vancouver - Kerrisdale	3	3	0	0	1	0	4	3
Vancouver - Marpole	2	2	0	0	3	0	5	2
Vancouver - Eastside	50	53	7	3	122	86	179	142
Vancouver - Mt. Pleasant	0	4	0	0	0	0	0	4
Vancouver - Strath/Grand	0	3	0	38	1	0	1	41
Vancouver - Westside	18	35	0	19	14	23	32	77
Vancouver Total	75	100	7	484	191	109	273	693
West Vancouver	24	12	0	9	0	0	24	21
White Rock	2	4	60	0	1	3	63	7
First Nations	0	9	0	0	0	0	0	9
Vancouver CMA	426	384	570	746	343	224	1,339	1,354

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	-	-
Belcarra													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Bowen Island													
July 2017	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	-	848,750
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	16.7	1	8.3	6	50.0	2	16.7	1	8.3	12	-	848,750
Year-to-date 2016	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Burnaby													
July 2017	0	0.0	0	0.0	0	0.0	25	62.5	15	37.5	40	2,390,000	2,376,197
July 2016	0	0.0	1	2.8	10	27.8	23	63.9	2	5.6	36	1,705,000	1,729,272
Year-to-date 2017	0	0.0	0	0.0	4	2.7	83	56.1	61	41.2	148	2,390,000	2,441,168
Year-to-date 2016	0	0.0	4	2.1	54	28.4	109	57.4	23	12.1	190	1,692,500	1,837,720
Coquitlam													
July 2017	0	0.0	0	0.0	1	3.7	22	81.5	4	14.8	27	1,760,000	2,090,076
July 2016	0	0.0	0	0.0	7	70.0	3	30.0	0	0.0	10	1,380,000	1,379,000
Year-to-date 2017	0	0.0	4	3.5	23	20.0	80	69.6	8	7.0	115	1,735,000	1,849,712
Year-to-date 2016	5	3.2	21	13.5	97	62.6	31	20.0	1	0.6	155	1,275,000	1,287,384
Delta													
July 2017	0	0.0	0	0.0	5	55.6	4	44.4	0	0.0	9	-	1,556,878
July 2016	0	0.0	3	27.3	5	45.5	3	27.3	0	0.0	11	1,070,000	1,218,873
Year-to-date 2017	0	0.0	6	9.2	33	50.8	26	40.0	0	0.0	65	1,425,000	1,472,219
Year-to-date 2016	0	0.0	8	11.3	41	57.7	18	25.4	4	5.6	71	1,295,000	1,465,552
Langley City													
July 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
July 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	-
Langley District													
July 2017	2	6.5	9	29.0	8	25.8	12	38.7	0	0.0	31	1,245,000	1,300,635
July 2016	3	14.3	4	19.0	7	33.3	4	19.0	3	14.3	21	1,200,000	1,379,036
Year-to-date 2017	12	6.7	66	36.7	61	33.9	37	20.6	4	2.2	180	1,170,000	1,218,272
Year-to-date 2016	30	24.6	52	42.6	23	18.9	13	10.7	4	3.3	122	870,000	1,046,280

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Maple Ridge													
July 2017	3	10.3	11	37.9	12	41.4	3	10.3	0	0.0	29	1,015,000	1,077,249
July 2016	19	76.0	6	24.0	0	0.0	0	0.0	0	0.0	25	640,000	647,126
Year-to-date 2017	25	15.2	90	54.9	34	20.7	14	8.5	1	0.6	164	872,500	977,781
Year-to-date 2016	187	83.1	26	11.6	11	4.9	1	0.4	0	0.0	225	610,000	649,302
New Westminster													
July 2017	1	8.3	0	0.0	9	75.0	2	16.7	0	0.0	12	1,307,500	1,290,763
July 2016	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	-	1,116,400
Year-to-date 2017	2	5.4	0	0.0	23	62.2	7	18.9	5	13.5	37	1,307,500	1,548,614
Year-to-date 2016	2	6.5	9	29.0	16	51.6	4	12.9	0	0.0	31	995,000	1,062,700
North Vancouver City													
July 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
July 2016	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	1,633,310
Year-to-date 2017	0	0.0	0	0.0	0	0.0	8	47.1	9	52.9	17	-	2,448,448
Year-to-date 2016	0	0.0	0	0.0	10	47.6	11	52.4	0	0.0	21	-	1,544,491
North Vancouver DM													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	3,597,800
July 2016	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	-	1,889,921
Year-to-date 2017	0	0.0	0	0.0	0	0.0	11	21.6	40	78.4	51	3,147,500	3,237,634
Year-to-date 2016	0	0.0	0	0.0	10	11.4	55	62.5	23	26.1	88	2,130,000	2,262,838
Pitt Meadows													
July 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	40.0	0	0.0	1	20.0	1	20.0	1	20.0	5	-	-
Year-to-date 2016	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	-	-
Port Coquitlam													
July 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
July 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	3	17.6	13	76.5	1	5.9	0	0.0	17	-	1,067,026
Year-to-date 2016	1	6.7	10	66.7	4	26.7	0	0.0	0	0.0	15	-	803,250
Port Moody													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	-	-
Year-to-date 2016	0	0.0	0	0.0	9	75.0	2	16.7	1	8.3	12	1,300,000	1,443,711
Richmond													
July 2017	0	0.0	0	0.0	2	6.1	7	21.2	24	72.7	33	3,000,000	2,950,974
July 2016	0	0.0	0	0.0	2	12.5	4	25.0	10	62.5	16	3,097,500	2,827,792
Year-to-date 2017	0	0.0	0	0.0	12	5.2	99	42.7	121	52.2	232	2,502,500	2,659,965
Year-to-date 2016	0	0.0	7	3.5	13	6.4	102	50.5	80	39.6	202	2,195,000	2,366,420

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges								Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
July 2017	0	0.0	3	3.7	36	44.4	31	38.3	11	13.6	81	1,500,000	1,765,011
July 2016	11	11.7	38	40.4	35	37.2	7	7.4	3	3.2	94	992,500	1,137,705
Year-to-date 2017	12	2.2	82	14.9	293	53.4	120	21.9	42	7.7	549	1,300,000	1,476,132
Year-to-date 2016	63	10.5	252	42.1	178	29.7	85	14.2	21	3.5	599	995,000	1,185,242
University Endowment Lands													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Vancouver City													
July 2017	0	0.0	0	0.0	0	0.0	23	33.3	46	66.7	69	3,000,000	3,312,048
July 2016	0	0.0	1	1.4	11	15.3	27	37.5	33	45.8	72	2,400,000	2,717,854
Year-to-date 2017	0	0.0	1	0.3	8	2.1	104	27.6	264	70.0	377	3,000,000	3,676,104
Year-to-date 2016	2	0.5	8	1.9	51	12.4	142	34.5	208	50.6	411	2,500,000	2,846,948
West Vancouver													
July 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	7,214,667
July 2016	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	-	3,214,444
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	3.0	32	97.0	33	4,390,000	6,200,607
Year-to-date 2016	0	0.0	0	0.0	0	0.0	13	16.0	68	84.0	81	3,950,000	4,154,922
White Rock													
July 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
July 2016	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	2,577,200
Year-to-date 2017	0	0.0	0	0.0	0	0.0	8	30.8	18	69.2	26	-	2,865,125
Year-to-date 2016	0	0.0	2	4.7	4	9.3	21	48.8	16	37.2	43	2,100,000	2,300,110
First Nations													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	607,900
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	607,900
Vancouver CMA													
July 2017	9	2.5	23	6.5	76	21.4	132	37.2	115	32.4	355	1,890,000	2,276,639
July 2016	43	12.9	56	16.8	84	25.2	85	25.5	65	19.5	333	1,400,000	1,731,225
Year-to-date 2017	56	2.7	253	12.4	514	25.1	609	29.8	612	29.9	2,044	1,780,000	2,198,846
Year-to-date 2016	308	13.3	409	17.7	525	22.7	615	26.6	459	19.8	2,316	1,400,000	1,768,069

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2017						
Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Anmore	-	-	n/a	-	-	n/a
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	848,750	-	n/a	848,750	-	n/a
Burnaby	2,376,197	1,729,272	37.4	2,441,168	1,837,720	32.8
Coquitlam	2,090,076	1,379,000	51.6	1,849,712	1,287,384	43.7
Delta	1,556,878	1,218,873	27.7	1,472,219	1,465,552	0.5
Langley City	-	-	n/a	-	-	n/a
Langley District	1,300,635	1,379,036	-5.7	1,218,272	1,046,280	16.4
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	1,077,249	647,126	66.5	977,781	649,302	50.6
New Westminster	1,290,763	1,116,400	15.6	1,548,614	1,062,700	45.7
North Vancouver City	-	1,633,310	n/a	2,448,448	1,544,491	58.5
North Vancouver DM	3,597,800	1,889,921	90.4	3,237,634	2,262,838	43.1
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	-	-	n/a	1,067,026	803,250	32.8
Port Moody	-	-	n/a	-	1,443,711	n/a
Richmond	2,950,974	2,827,792	4.4	2,659,965	2,366,420	12.4
Surrey	1,765,011	1,137,705	55.1	1,476,132	1,185,242	24.5
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	3,312,048	2,717,854	21.9	3,676,104	2,846,948	29.1
West Vancouver	7,214,667	3,214,444	124.4	6,200,607	4,154,922	49.2
White Rock	-	2,577,200	n/a	2,865,125	2,300,110	24.6
First Nations	-	607,900	n/a	-	607,900	n/a
Vancouver CMA	2,276,639	1,731,225	31.5	2,198,846	1,768,069	24.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

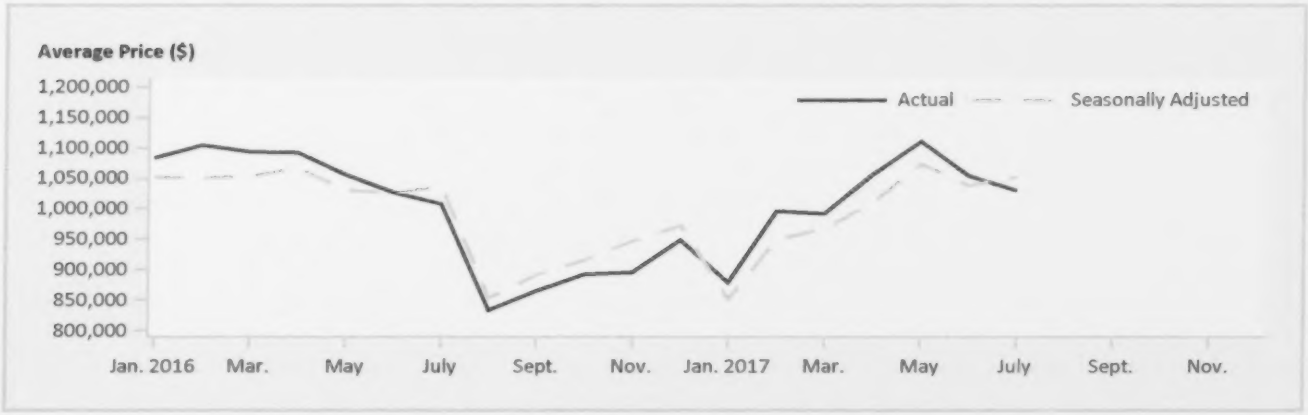


Figure 5.2: MLS® Residential Sales for Vancouver

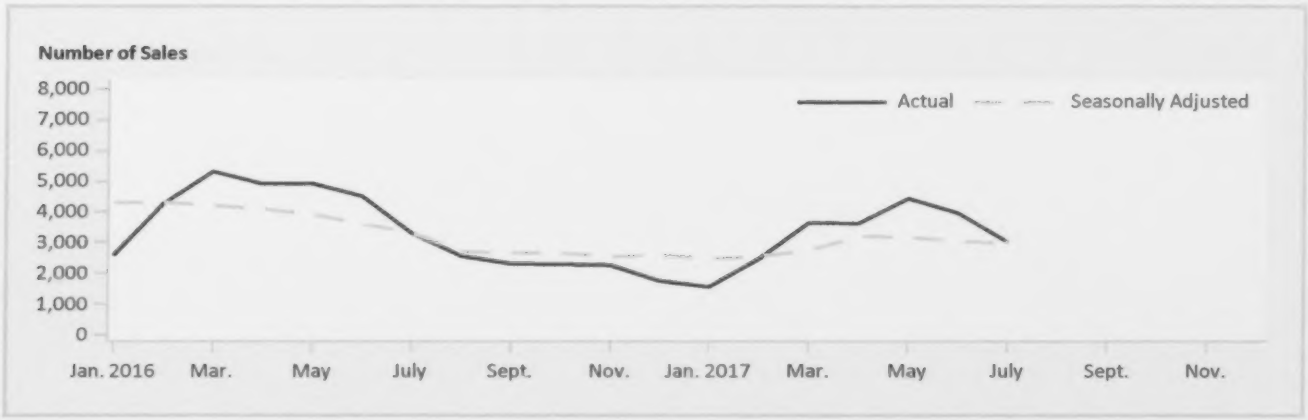


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, Vancouver CMA 2016.12 =100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.4	122.7	1,340	5.7	66.1	932
	February	561	3.14	4.64	97.2	122.8	1,341	6.1	66.4	932
	March	561	3.14	4.64	97.6	124.0	1,345	6.2	66.6	924
	April	561	3.14	4.64	97.8	124.0	1,351	5.9	66.6	915
	May	561	3.14	4.64	98.9	124.9	1,355	5.6	66.5	913
	June	561	3.14	4.64	99.3	125.3	1,360	5.3	66.5	919
	July	567	3.14	4.74	99.8	125.7	1,367	5.4	66.8	921
	August	567	3.14	4.74	99.8	125.6	1,371	5.2	66.7	924
	September	561	3.14	4.64	100.1	125.4	1,373	4.9	66.5	923
	October	561	3.14	4.64	100.3	125.4	1,369	4.9	66.2	926
	November	561	3.14	4.64	100.0	124.6	1,361	5.1	65.9	925
	December	561	3.14	4.64	100.0	124.7	1,359	5.1	65.8	929
2017	January	561	3.14	4.64	99.9	125.3	1,358	4.9	65.6	931
	February	561	3.14	4.64	99.8	125.5	1,367	4.7	65.7	936
	March	561	3.14	4.64	100.5	126.1	1,370	4.7	65.8	938
	April	561	3.14	4.64	101.7	126.3	1,377	4.8	66.1	934
	May	561	3.14	4.64	103.9	127.1	1,385	5.2	66.7	923
	June	561	3.14	4.64	105.5	127.5	1,401	5.1	67.3	918
	July	573	3.14	4.84		128.1	1,411	5.1	67.7	924
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2017	22	0	0	0	4	144	2	9	181
July 2016	44	0	0	4	25	0	4	9	86
% Change	-50.0	n/a	n/a	-100.0	-84.0	n/a	-50.0	0.0	110.5
Year-to-date 2017	194	0	4	12	55	661	12	160	1,098
Year-to-date 2016	266	16	10	18	157	200	29	55	751
% Change	-27.1	-100.0	-60.0	-33.3	-65.0	**	-58.6	190.9	46.2
UNDER CONSTRUCTION									
July 2017	345	0	4	20	127	778	14	206	1,494
July 2016	308	16	10	33	235	306	27	83	1,018
% Change	12.0	-100.0	-60.0	-39.4	-46.0	154.2	-48.1	148.2	46.8
COMPLETIONS									
July 2017	12	0	0	1	11	160	4	5	193
July 2016	25	0	0	2	4	0	3	2	36
% Change	-52.0	n/a	n/a	-50.0	175.0	n/a	33.3	150.0	**
Year-to-date 2017	142	16	7	14	126	222	13	68	608
Year-to-date 2016	246	0	0	9	79	67	17	45	463
% Change	-42.3	n/a	n/a	55.6	59.5	**	-23.5	51.1	31.3
COMPLETED & NOT ABSORBED									
July 2017	34	2	0	1	25	11	n/a	n/a	73
July 2016	19	0	0	0	9	73	n/a	n/a	101
% Change	78.9	n/a	n/a	n/a	177.8	-84.9	n/a	n/a	-27.7
ABSORBED									
July 2017	22	2	0	1	32	187	n/a	n/a	244
July 2016	22	0	0	2	15	0	n/a	n/a	39
% Change	0.0	n/a	n/a	-50.0	113.3	n/a	n/a	n/a	**
Year-to-date 2017	174	14	7	14	113	285	n/a	n/a	607
Year-to-date 2016	249	1	0	9	96	75	n/a	n/a	430
% Change	-30.1	**	n/a	55.6	17.7	**	n/a	n/a	41.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
July 2017	15	0	0	0	4	144	2	8	173
July 2016	34	0	0	3	25	0	3	8	73
Mission DM									
July 2017	7	0	0	0	0	0	0	1	8
July 2016	10	0	0	1	0	0	1	1	13
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2017	22	0	0	0	4	144	2	9	181
July 2016	44	0	0	4	25	0	4	9	86
UNDER CONSTRUCTION									
Abbotsford City									
July 2017	249	0	0	19	117	778	10	205	1,378
July 2016	226	0	0	30	221	306	20	79	882
Mission DM									
July 2017	96	0	4	1	10	0	4	1	116
July 2016	82	16	10	3	14	0	7	4	136
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2017	345	0	4	20	127	778	14	206	1,494
July 2016	308	16	10	33	235	306	27	83	1,018
COMPLETIONS									
Abbotsford City									
July 2017	9	0	0	1	11	160	4	5	190
July 2016	18	0	0	2	4	0	3	2	29
Mission DM									
July 2017	3	0	0	0	0	0	0	0	3
July 2016	7	0	0	0	0	0	0	0	7
First Nations									
July 2017	0	0	0	0	0	0	0	0	0
July 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
July 2017	12	0	0	1	11	160	4	5	193
July 2016	25	0	0	2	4	0	3	2	36

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
July 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
July 2017	25	0	0	0	20	11	n/a	n/a	56
July 2016	15	0	0	0	9	73	n/a	n/a	97
Mission DM									
July 2017	9	2	0	1	5	0	n/a	n/a	17
July 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2017	34	2	0	1	25	11	n/a	n/a	73
July 2016	19	0	0	0	9	73	n/a	n/a	101
ABSORBED									
Abbotsford City									
July 2017	16	0	0	1	32	187	n/a	n/a	236
July 2016	15	0	0	2	15	0	n/a	n/a	32
Mission DM									
July 2017	6	2	0	0	0	0	n/a	n/a	8
July 2016	7	0	0	0	0	0	n/a	n/a	7
First Nations									
July 2017	0	0	0	0	0	0	n/a	n/a	0
July 2016	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
July 2017	22	2	0	1	32	187	n/a	n/a	244
July 2016	22	0	0	2	15	0	n/a	n/a	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	406	16	10	27	247	308	36	86	1,136
% Change	11.8	**	n/a	**	60.4	86.7	44.0	-4.4	40.9
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Abbotsford City	17	40	0	0	4	25	152	8	173	73	137.0
Mission DM	7	12	0	0	0	0	1	1	8	13	-38.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	24	52	0	0	4	25	153	9	181	86	110.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Abbotsford City	162	214	2	8	53	135	820	250	1,037	607	70.8
Mission DM	56	99	0	16	4	24	1	5	61	144	-57.6
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	218	313	2	24	57	159	821	255	1,098	751	46.2

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Abbotsford City	4	25	0	0	144	0	8	8
Mission DM	0	0	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	25	0	0	144	0	9	9

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	53	135	0	0	661	200	159	50
Mission DM	4	24	0	0	0	0	1	5
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	57	159	0	0	661	200	160	55

Table 2.4: Starts by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Abbotsford City	15	34	148	28	10	11	173	73
Mission DM	7	10	0	1	1	2	8	13
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	22	44	148	29	11	13	181	86

Table 2.5: Starts by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	141	176	728	360	168	71	1,037	607
Mission DM	57	116	0	15	4	13	61	144
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	198	292	728	375	172	84	1,098	751

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	% Change
Abbotsford City	14	23	0	0	11	4	165	2	190	29	**
Mission DM	3	7	0	0	0	0	0	0	3	7	-57.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	17	30	0	0	11	4	165	2	193	36	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Abbotsford City	118	203	4	2	108	77	289	110	519	392	32.4
Mission DM	51	69	16	0	21	0	1	2	89	71	25.4
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	169	272	20	2	129	77	290	112	608	463	31.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Abbotsford City	11	4	0	0	160	0	5	2
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	11	4	0	0	160	0	5	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	108	77	0	0	222	67	67	43
Mission DM	21	0	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	129	77	0	0	222	67	68	45

Table 3.4: Completions by Submarket and by Intended Market
July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016	July 2017	July 2016
Abbotsford City	9	18	172	6	9	5	190	29
Mission DM	3	7	0	0	0	0	3	7
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	12	25	172	6	9	5	193	36

Table 3.5: Completions by Submarket and by Intended Market
January - July 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	100	181	345	155	74	56	519	392
Mission DM	65	65	17	0	7	6	89	71
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	165	246	362	155	81	62	608	463

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
July 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
July 2017	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	-	940,788
July 2016	1	5.9	2	11.8	3	17.6	4	23.5	7	41.2	17	-	750,864
Year-to-date 2017	0	0.0	0	0.0	4	3.0	19	14.3	110	82.7	133	890,000	1,020,703
Year-to-date 2016	17	9.1	23	12.4	49	26.3	75	40.3	22	11.8	186	655,000	643,304
Mission DM													
July 2017	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	1,014,029
July 2016	0	0.0	1	14.3	2	28.6	4	57.1	0	0.0	7	-	627,070
Year-to-date 2017	2	3.6	3	5.5	3	5.5	15	27.3	32	58.2	55	810,000	915,500
Year-to-date 2016	11	15.3	16	22.2	31	43.1	9	12.5	5	6.9	72	572,500	576,849
First Nations													
July 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
July 2017	0	0.0	0	0.0	1	4.3	3	13.0	19	82.6	23	890,000	959,895
July 2016	1	4.2	3	12.5	5	20.8	8	33.3	7	29.2	24	680,000	714,757
Year-to-date 2017	2	1.1	3	1.6	7	3.7	34	18.1	142	75.5	188	872,500	981,143
Year-to-date 2016	28	10.9	39	15.1	80	31.0	84	32.6	27	10.5	258	630,000	624,759

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2017

Submarket	July 2017	July 2016	% Change	YTD 2017	YTD 2016	% Change
Abbotsford City	940,788	750,864	25.3	1,020,703	643,204	58.7
Mission DM	1,014,029	627,070	61.7	915,500	576,849	58.7
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	959,895	714,757	34.3	981,143	624,759	57.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

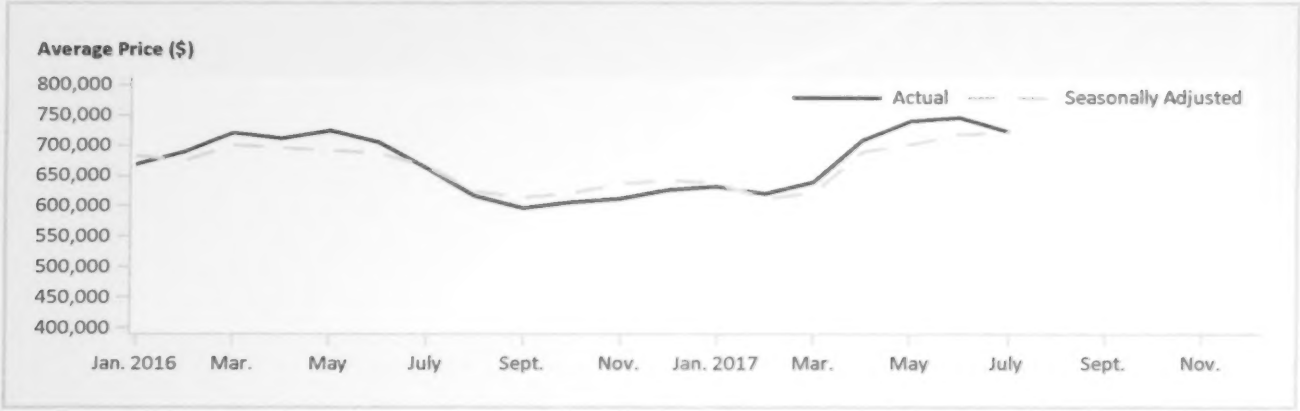


Figure 5.2: MLS® Residential Sales for Fraser Valley

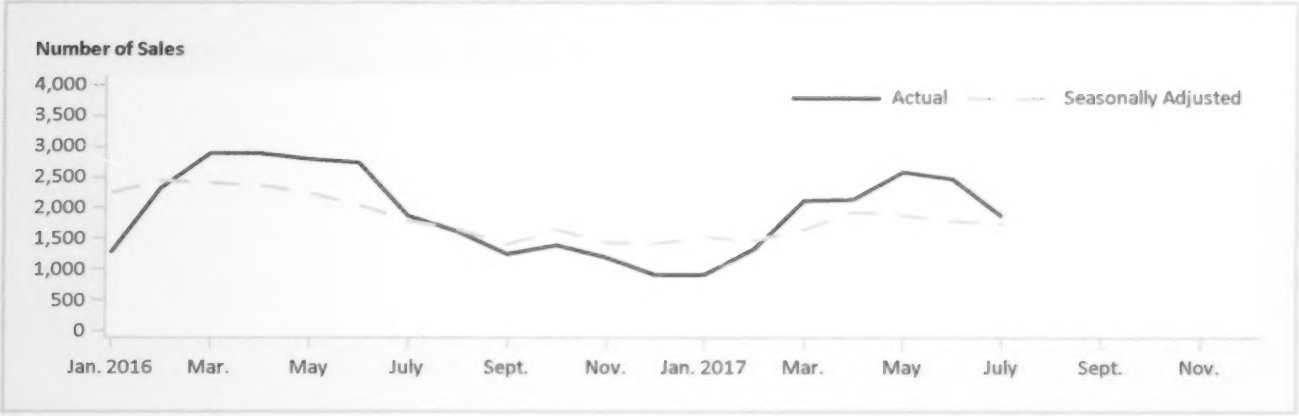
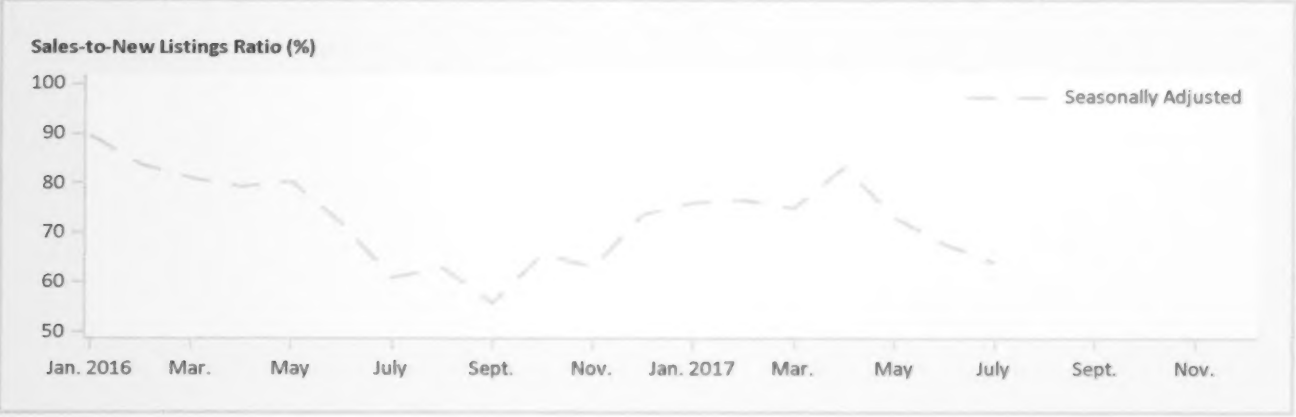


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
July 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.3	120.7	90	7.3	66.3	825
	February	561	3.14	4.64	97.1	120.8	90	7.3	66.0	839
	March	561	3.14	4.64	97.4	121.8	89	7.2	65.3	861
	April	561	3.14	4.64	97.7	121.8	89	7.1	64.9	863
	May	561	3.14	4.64	98.8	122.7	89	7.1	64.8	867
	June	561	3.14	4.64	99.2	123.1	89	6.9	64.9	864
	July	567	3.14	4.74	99.7	123.3	91	6.4	65.6	871
	August	567	3.14	4.74	99.7	123.4	92	6.0	66.2	885
	September	561	3.14	4.64	100.0	123.2	93	6.1	66.8	888
	October	561	3.14	4.64	100.3	123.1	93	6.3	66.8	887
	November	561	3.14	4.64	100.0	122.7	94	6.3	67.4	868
	December	561	3.14	4.64	100.0	122.7	94	5.9	67.4	860
2017	January	561	3.14	4.64	99.9	123.5	94	6.2	67.6	851
	February	561	3.14	4.64	100.0	123.6	94	6.1	67.0	855
	March	561	3.14	4.64	100.5	124.2	93	6.3	66.8	851
	April	561	3.14	4.64	101.5	124.4	93	5.7	66.3	859
	May	561	3.14	4.64	103.4	125.0	93	5.6	65.9	856
	June	561	3.14	4.64	104.7	125.2	93	5.4	65.6	859
	July	573	3.14	4.84		125.6	93	5.6	65.6	863
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is aiso made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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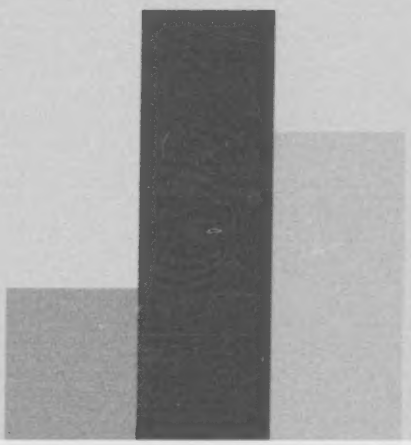

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